



Hennel Close SE23
Guide price £525,000 - £550,000

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In general

- Offered chain free
- Large garage en-bloc
- Two double bedrooms plus study / third bedroom
- Modernised separate fitted kitchen
- Modern bathroom suite
- Spacious reception room
- South-facing private rear garden
- Plenty of storage
- Close to Mayow Park
- An abundance of light
- Close to excellent transport links

In detail

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A very well presented end of terrace house for sale on the quiet and secluded Hennel Close with a south-facing private rear garden.

This property comprises a modernised separate fitted kitchen, separate WC, two double bedrooms, a large study (previously a 3rd bedroom), modern bathroom suite and a very spacious reception room that leads directly on to a south-facing private rear garden via glass sliding doors. Further benefits include a large garage en-bloc located in a secure, gated compound with an upgraded locking system, boarded and insulated loft accessible by ladder, recent Worcester Bosch boiler installation still within warranty and includes a magnetic filter, cavity walls, plenty of storage, double glazing, an abundance of light, fitted wardrobes and so much more.

The property is equidistant to Forest Hill & Sydenham stations offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations across the whole of London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs. Offered chain free. EPC: D. Energy performance improvements have been made on the property since last report.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing.



Floorplan

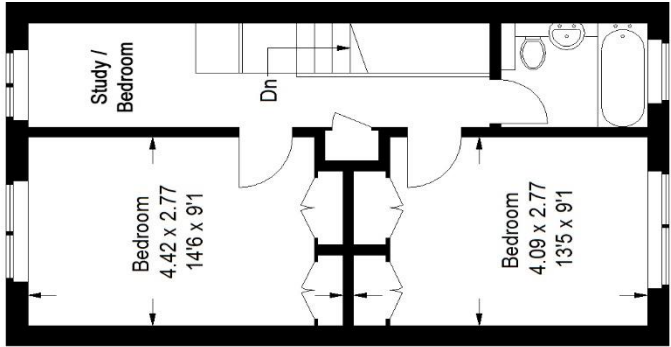
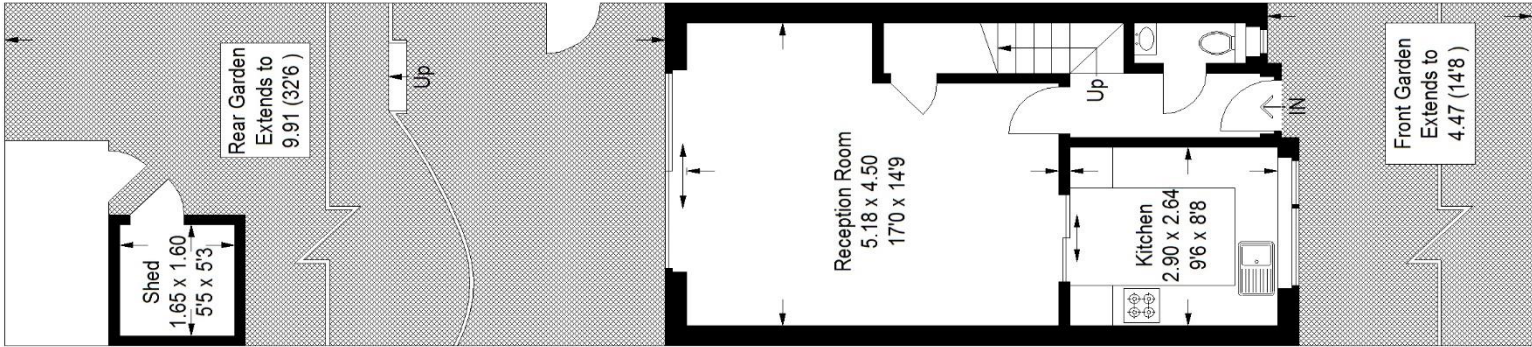
Hennel Road, SE23

Approximate Gross Internal Area

Ground Floor (Excluding Shed) = 37.3 sq m / 401 sq ft

First Floor = 38.9 sq m / 419 sq ft

Total = 76.2 sq m / 820 sq ft



First Floor

Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 B
39-54	E		
21-38	F		
1-20	G		

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