



Church Rise, SE23  
OIEO £700,000

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# In general

- Three double bedrooms
- 84ft Private rear garden
- Study/office room
- Just 0.3 miles from Forest Hill Station.
- Newly refurbished bathroom
- Separate kitchen/dining area
- 13ft x 12ft Outbuilding
- Soundproofing
- Engineered wood flooring
- Popular Street

# In detail

A bright and spacious three double bedroom house for sale on the very popular Church Rise with an 84ft private rear garden.

Set over three floors, this wonderful home comprises a spacious rear reception room that leads directly onto a large private garden, a separate kitchen with dining area, a newly renovated bathroom suite, three double bedrooms and a study/office.

Further benefits include a 13ft x 12ft outbuilding at the end of the garden, an abundance of light, double glazing, engineered oak wood flooring in reception room, new boiler, soundproofing, separate WC, plenty of storage and large front garden with potential for a driveway (STP).

The property is situated just 0.3 miles to Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. 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.

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

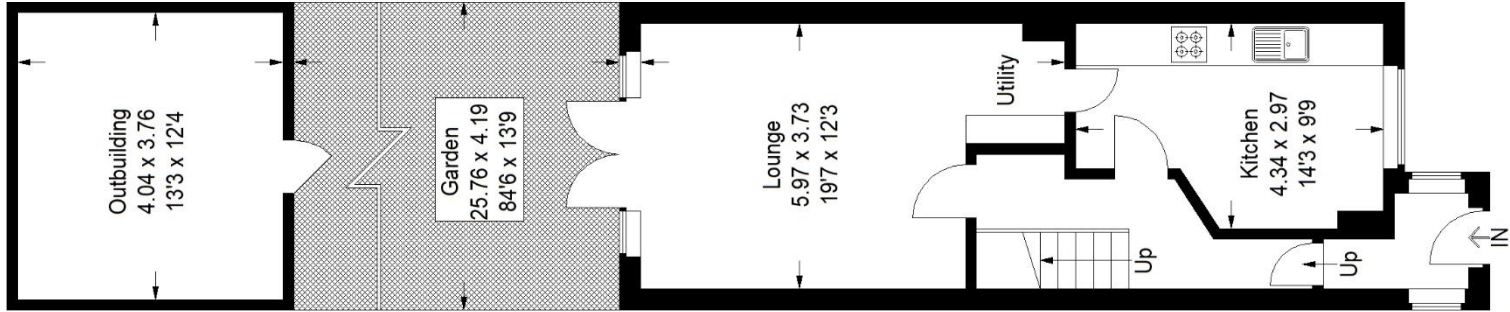
EPC: E | Council Tax Band D



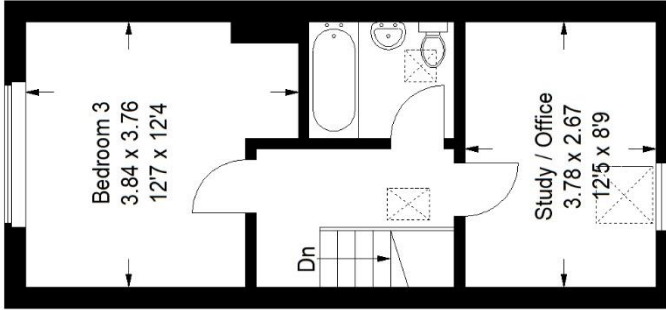
# Floorplan

## Church Rise, SE23

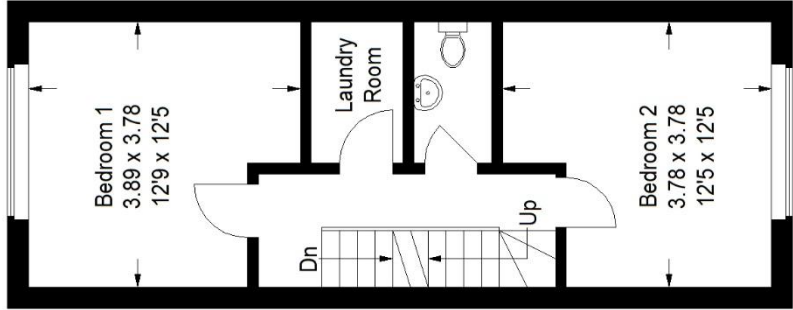
Approximate Gross Internal Area  
Ground Floor = 41.5 sq m / 447 sq ft  
First Floor = 39.4 sq m / 424 sq ft  
Second Floor = 33.4 sq m / 359 sq ft  
Outbuilding = 15.2 sq m / 164 sq ft  
Total = 129.6 sq m / 1394 sq ft



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

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