



Cadley Terrace, SE23
£700,000

0208 702 9444
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In general

- 19ft kitchen/diner
- Three bedrooms
- Light, spacious reception room
- Private west-facing rear garden
- New windows
- Large front garden
- Rear access
- 0.2 miles from Forest Hill station

In detail

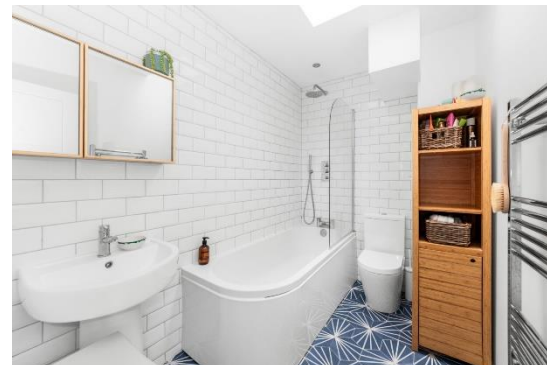
A wonderful three bedroom house for sale on Cadley Terrace set in the heart of Forest Hill.

This recently refurbished property comprises a 19ft kitchen-diner, three bedrooms, modern bathroom and a spacious reception room that leads directly onto a beautiful and private west facing garden. Further benefits include a large front garden, off-street gated parking, rear access, new windows and boiler, plenty of built in storage and the option to create a fourth bedroom.

The house is situated just 0.2 miles from Forest Hill station. Set on a hill, the property offers a quiet, peaceful green space with amazing views, and benefits from both the Overground and London Bridge/Victoria loop, as well as the range of independent shops, cafes and restaurants of Forest Hill, the Horniman Museum and Sydenham Woods.

Call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: D | Council Tax Band C



Floorplan

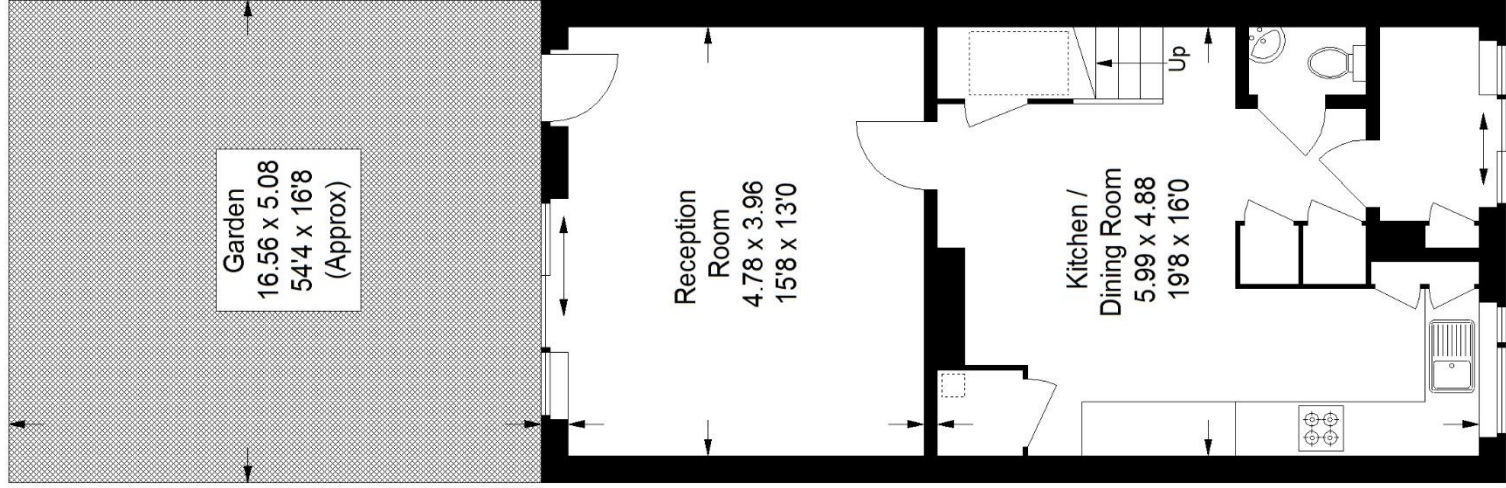
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Approximate Gross Internal Area

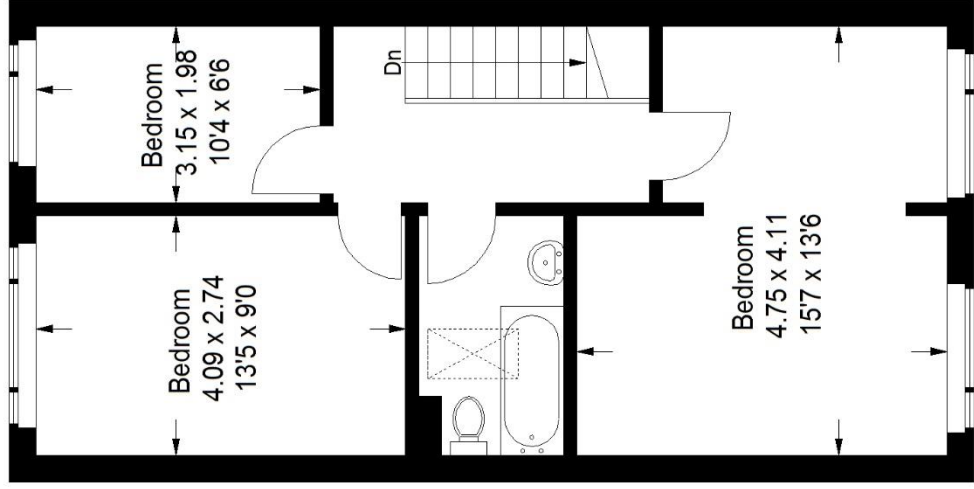
Ground Floor = 48.7 sq m / 524 sq ft

First Floor = 48.0 sq m / 517 sq ft

Total = 96.7 sq m / 1041 sq ft



= Reduced headroom below 1.5 m / 5'0



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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