



Aldermoor Road, SE6
£675,000

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pedderproperty.com

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In general

- Spacious kitchen/reception room
- Separate WC
- Three bedrooms
- Modern bathroom suite
- Loft room / office
- 55ft rear garden
- Private garage
- Close to excellent transport links
- Chain free
- Potential to extend STPP

In detail

A spacious three bedroom end of terrace house of sale on Aldermoor Road with a wonderful west facing private rear garden.

This fully refurbished modernised property comprises a spacious kitchen/dining room, through reception, separate WC, three bedrooms, modern bathroom suite and a beautiful 55ft rear garden. There is also a large loft room that comes complete with a sofa bed, desk area, stripped wooden flooring and a top hung velux window maximizing the light into this space. Further benefits include a private garage, new front driveway, double glazing, plenty of storage, underfloor heating in the bathroom, nest thermostat, an abundance of light and so much more. The property also offers excellent potential to extend (subject to planning permission).

Set within close proximity to Forest Hill, Sydenham, Lower Sydenham, Catford and Catford Bridge stations. The property offers excellent transport links into London Bridge, Blackfriars, Victoria, Waterloo, Elephant & Castle, Charing Cross, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also close to various local amenities including a variety of parks, pool river, restaurants, coffee shops, supermarkets, cafes and gastro pubs.

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

EPC D | Council Tax Band: D



Floorplan

Aldermoor Road, SE6

Approximate Gross Internal Area

Ground Floor (Including Shed) = 59.9 sq m / 645 sq ft

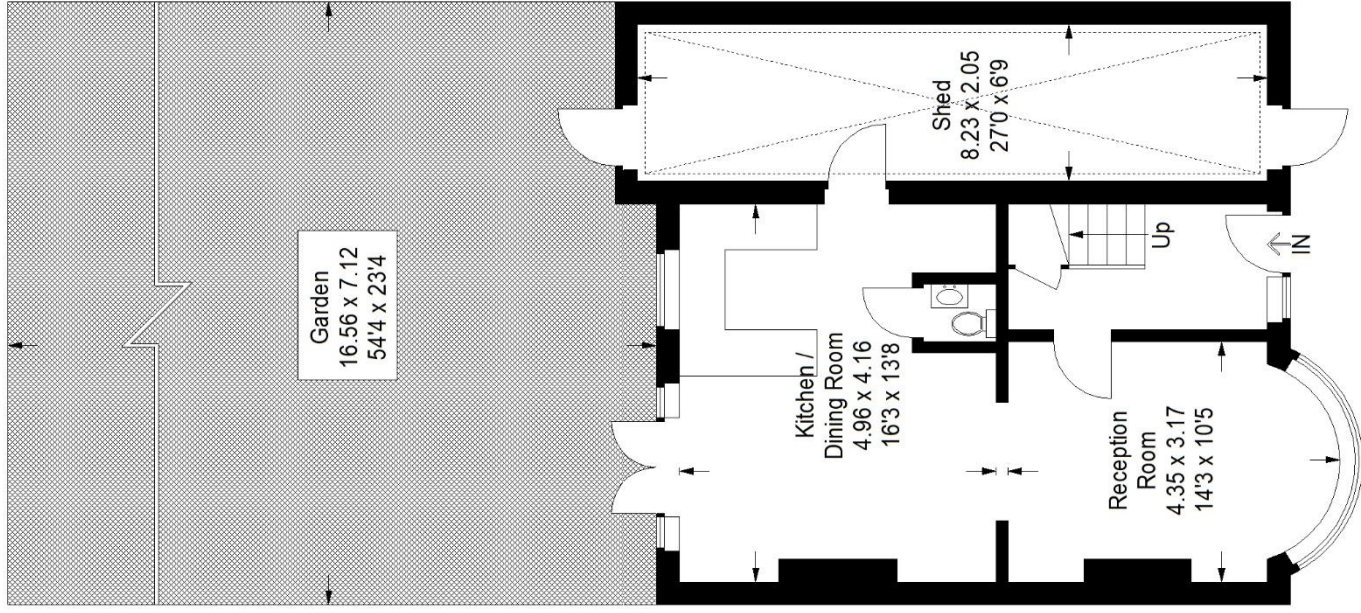
First Floor = 39.9 sq m / 429 sq ft

Loft (Excluding Eaves) = 23.6 sq m / 254 sq ft

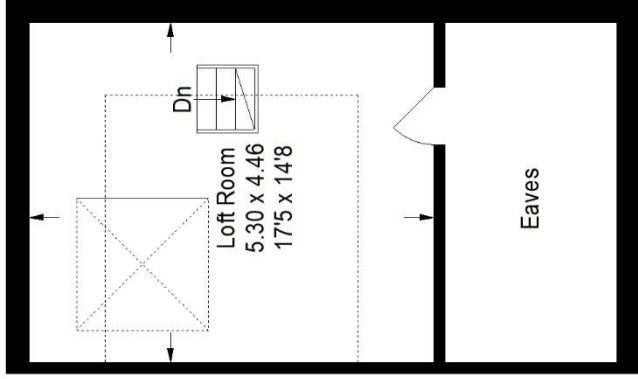
Total = 123.4 sq m / 1328 sq ft



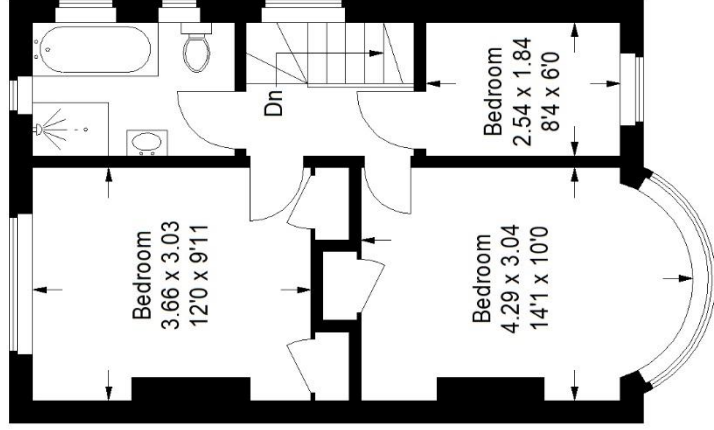
 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



Loft



First 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		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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