



Priestfield Road, SE23
£700,000

0208 702 9444
pedderproperty.com

pedder



In general

- Spacious front reception room with bay window
- Three bedrooms
- Modern bathroom suite
- New kitchen
- Beautiful 65ft landscaped private garden
- Potential to extend STPP
- Underfloor heating in the kitchen
- Large loft space
- Built-in wardrobes
- Close proximity to Forest Hill & Sydenham stations

In detail

A wonderful three bedroom family home for sale on Priestfield Road with a beautiful 65ft landscaped private garden.

This property comprises a spacious front reception room with bay window, three bedrooms, modern bathroom suite and new kitchen with integrated appliances that leads directly on to a beautiful private rear garden. Further benefits include a lovely front garden, free on street parking, underfloor heating in the kitchen, fully boarded loft space with loft hatch and ladder, plantation shutters in living room and main bedroom, built-in wardrobes, an abundance of light, plenty of storage and so much more.

The property is situated within close proximity of Forest Hill, Sydenham, Catford and Catford Bridge stations offering excellent transport links into London Bridge, Victoria, Blackfriars, Charing Cross, Canada Water and many other locations. It is also close to outstanding primary schools and various other local amenities including a variety of restaurants, coffee shops, gastro pubs and parks.

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

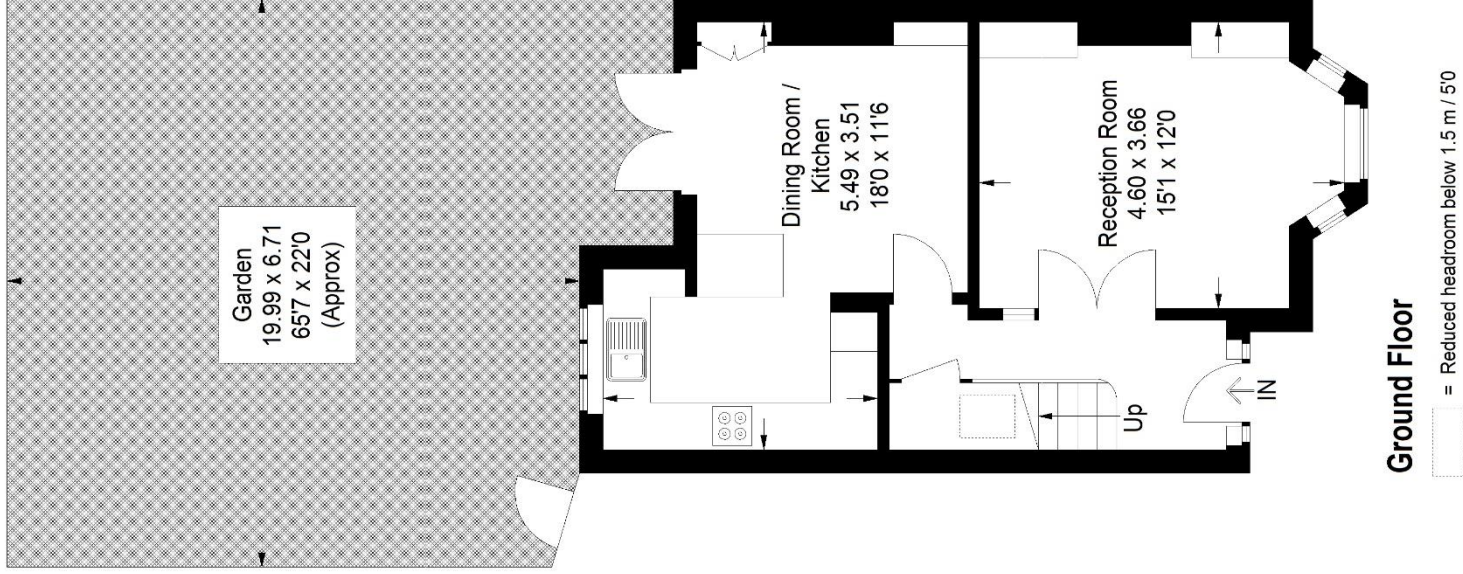
EPC: E | Council Tax Band: D



Floorplan

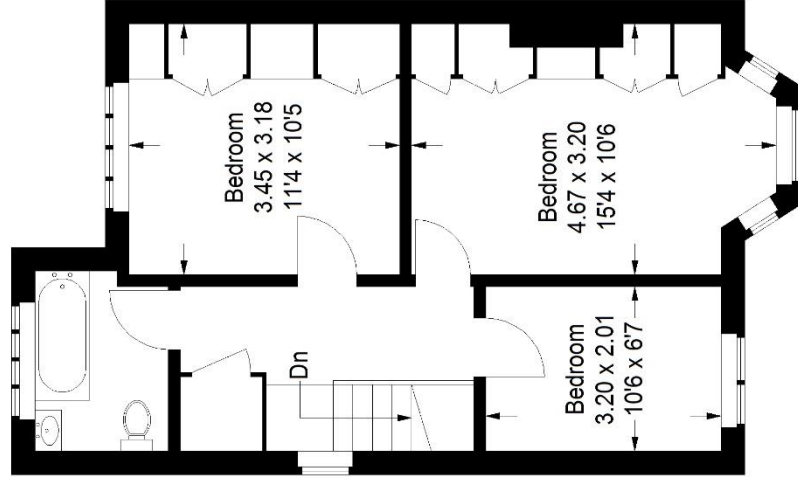
Priestfield Road, SE23

Approximate Gross Internal Area
89.2 sq m / 960 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0



First Floor

Copyright www.pedderproperty.com © 2024

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		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.