



Cibber Road, SE23
OIEO £550,000

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In general

- Open plan reception room/dining room
- Two double bedrooms
- Decked rear garden
- Tiled bathroom suite
- Built in wardrobes
- Separate fitted kitchen
- Abundance of natural light
- Potential to extend and convert into the loft (STPP)
- Just 0.6 miles to Forest Hill station

In detail

A spacious two bedroom mid-terrace house for sale in the heart of Forest Hill with a south west facing private rear garden.

This property comprises an open plan reception room/dining room, two double bedrooms, a tiled bathroom suite and a separate fitted kitchen which leads directly onto a decked rear garden. Further benefits include double glazing, gas fireplace, built in wardrobes, plenty of storage, potential to extend and convert into the loft (STPP), an abundance of natural light and so much more.

The property is situated approximately just 0.6 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 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, gyms, schools, cafes and gastro pubs.

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

EPC: D | Council Tax Band: C



Floorplan

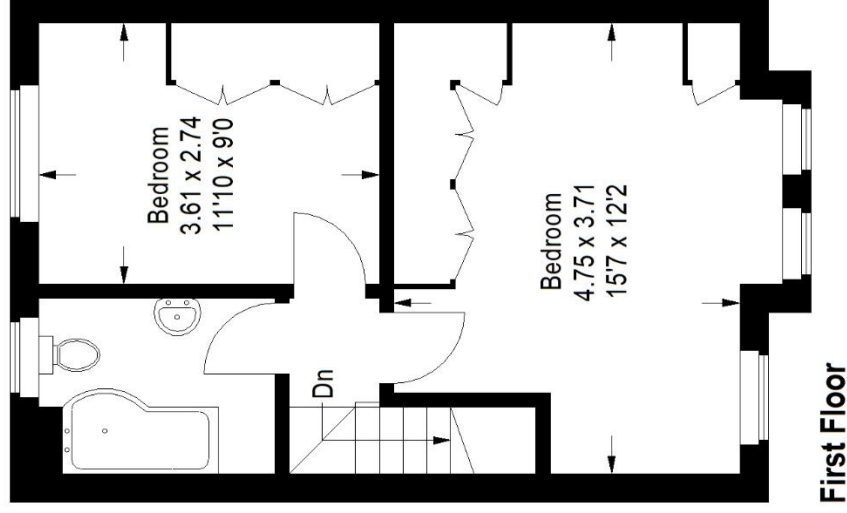
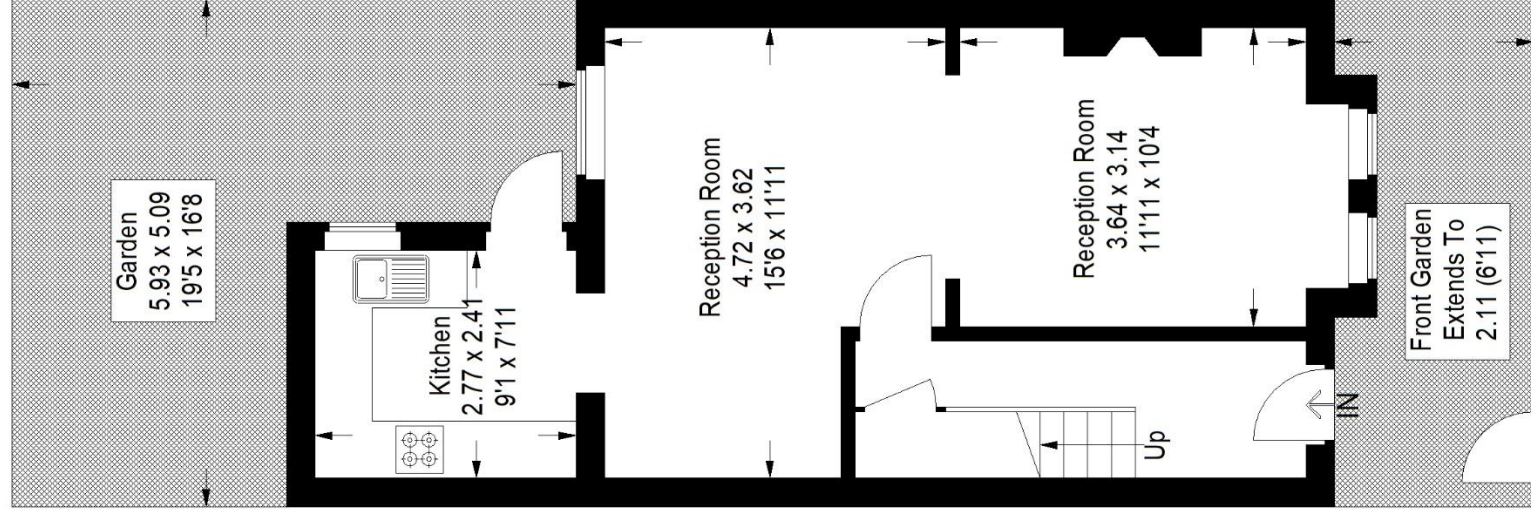
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Approximate Gross Internal Area

Ground Floor = 43.7 sq m / 470 sq ft

First Floor = 36.0 sq m / 388 sq ft

Total = 79.7 sq m / 858 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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