



Kilmorie Road, SE23  
Guide £825,000-£850,000

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# In general

- Three double bedrooms
- Popular street
- 23ft Kitchen/dining room
- Beautiful rear garden
- Period features
- Close to various transport links
- Double front reception room
- Bi-fold doors
- Ground floor WC
- Stripped wooden flooring

# In detail

A wonderful three double bedroom period family home for sale on the sought after Kilmorie Road with a beautiful private rear garden.

This extended property comprises a spacious front reception room, three bedrooms, a tiled bathroom suite and a spacious 23ft kitchen/dining room with bi-fold doors which lead out to a private rear garden. Further benefits include original features, downstairs WC, double glazed windows, plenty of storage, an abundance of light and so much more.

The property is situated within close proximity of Forest Hill, Honor Oak Park, 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 very close to outstanding Primary Schools and various other local amenities including a variety of restaurants, coffee shops, gastro pubs and green spaces including Blythe Hill Fields, and Mayow Park.

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

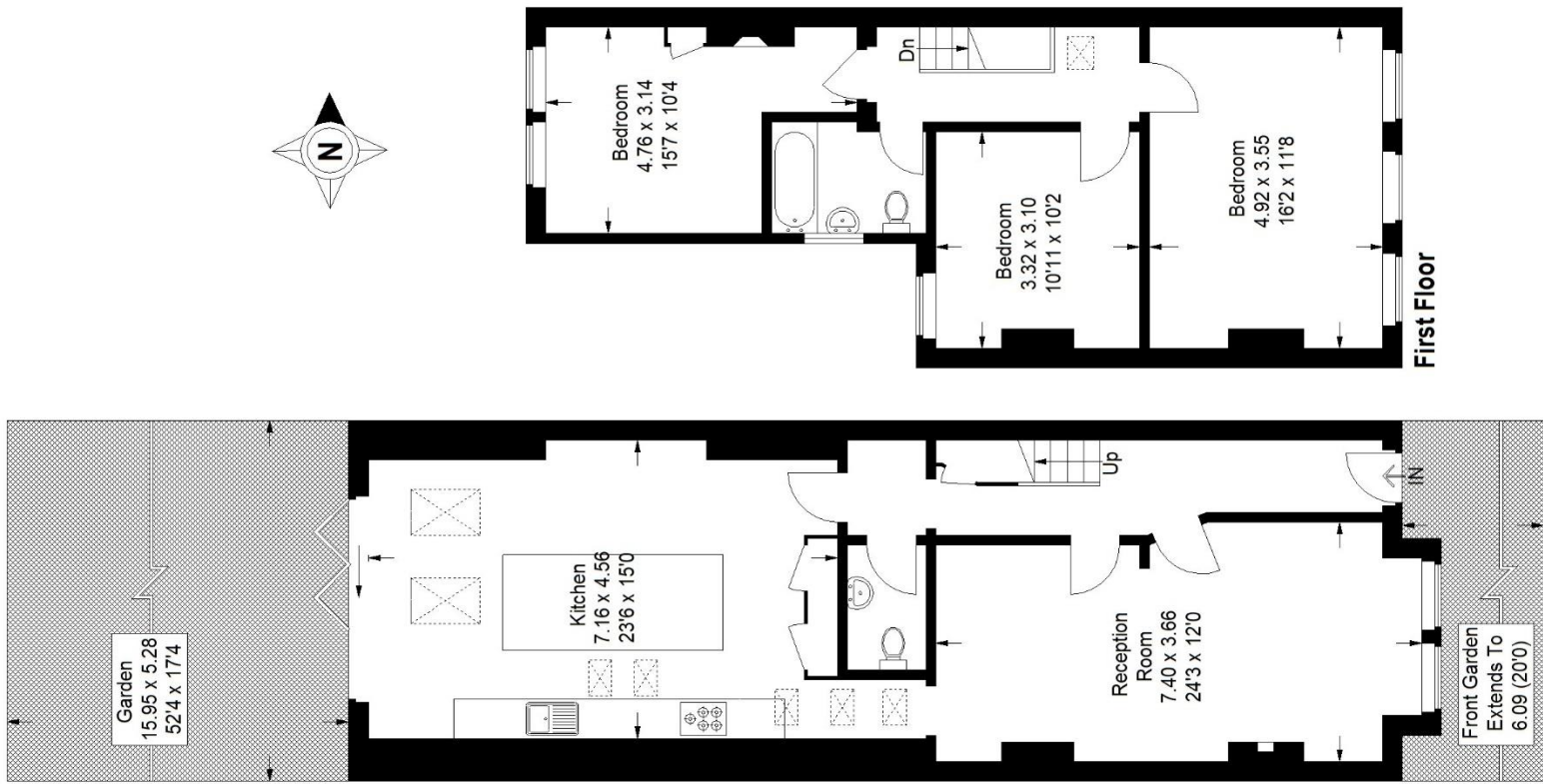
EPC: D | Council Tax Band D



# Floorplan

## Kilmore Road, SE23

Approximate Gross Internal Area  
**Ground Floor = 74.9 sq m / 806 sq ft**  
**First Floor = 52.1 sq m / 561 sq ft**  
**Total = 127.0 sq m / 1367 sq ft**



## Ground 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		84   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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