



Kemble Road, SE23  
£900,000

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# In general

- Offered chain free
- Set over 1,584 Sq ft
- Double reception room
- Three bedrooms
- 31 ft kitchen/dining room
- Private rear garden
- Off-street parking/driveway
- Underfloor heating in the kitchen
- 0.5 miles from Forest Hill station

# In detail

A very well presented period family home for sale on the very popular Kemble Road in the heart of Forest Hill. Offered chain free.

This wonderful property is set over 1,584 Sq Ft and comprises a spacious double reception room, three bedrooms, a four piece bathroom suite with separate WC and a 31ft kitchen/dining room with bifold doors leading onto an incredible private rear garden. Further benefits include plenty of storage, underfloor heating in the kitchen, an abundance of light, off-street parking/driveway, wooden flooring, downstairs WC and so much more.

Located approximately 0.5 miles from Forest Hill station, the property offers fantastic transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury and Islington and many other locations. It is also just a short walk to various amenities including a variety of restaurants, coffee shops, cafes, gastro pubs, parks and very popular local schools.

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

EPC: D | Council Tax Band: D



# Floorplan

**Kemble Road, SE23**

Approximate Gross Internal Area  
147.2 sq m / 1584 sq ft



**Ground Floor**

**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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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