



Siddons Road, SE23
Guide Price £700,000-£750,000

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In general

- Chain free
- Set over 1395sq ft
- Spacious front reception room complete with bay window
- Separate eat-in kitchen
- Private south west facing private garden
- Four bedrooms
- Side access
- Spacious landing
- 0.5 miles from Forest Hill station

In detail

A wonderful four bedroom family home for sale on Siddons Road with a private south west facing private garden. Offered chain free.

Set over 1395sq ft, this charming property comprises a , separate dining room, four bedrooms, tiled bathroom suite, separate eat-in kitchen and a private rear garden which can be accessed from both kitchen and dining room. Further benefits include side access, double glazing, spacious landing, downstairs WC, built-in wardrobes, an abundance of light, plenty of storage and so much more.

Located approximately 0.5 miles from Forest Hill station offering excellent transport links into London Bridge, Victoria, Blackfriars, Charing Cross, Canada Water and many other locations. It is also close to very popular 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: D | Council Tax Band: D



Floorplan

Siddons Road, SE23

Approximate Gross Internal Area
 Ground Floor = 65.1 sq m / 701 sq ft
 First Floor = 64.5 sq m / 694 sq ft
 Total = 129.6 sq m / 1395 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 | | |
| 55-68 | D | 58 D | 80 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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