



Little Brownings, SE23  
Guide Price £800,000-£850,000

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# In general

- Spacious living room which features a cosy fireplace
- Four bedrooms
- 86ft private rear garden
- Two bathrooms
- Newly fitted eat-in kitchen
- Off street parking for two cars
- Garage
- Utility room
- 0.5 miles from Forest Hill station

# In detail

A wonderful four-bedroom family home for sale on the incredibly popular Little Brownings boasting a 86ft private rear garden.

The stunning property has been completely renovated throughout and comprises a spacious living room which features a cosy fireplace and large windows, four bedrooms which of the master suite offers exceptional views over to The City, a stylish family bathroom suite and a newly fitted eat-in kitchen that leads directly on to the 86ft private rear garden.

This property has been thoughtfully designed with additional touches throughout to maximise space and elegantly add unique touches making this truly a one-of-a-kind home. The front of the property offers off street parking for two cars as well as a garage door leading to an initial storage space the rest of the garage having been converted in to a super useful utility room.

Additionally, the property benefits from underfloor heating, additional under stairs storage, loft space, new central heating and plumbing system throughout, fully refurbished wooden framed windows and so much more.

The property is approximately 0.5 miles from 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 very popular local schools and various amenities including a variety of restaurants, supermarkets, coffee shops, cafes, gastro pubs and a stones throw away from the ever-popular Horniman Gardens and Museum.

Viewings are highly recommended but strictly by appointment only. Call the Pedder Forest Hill office today.

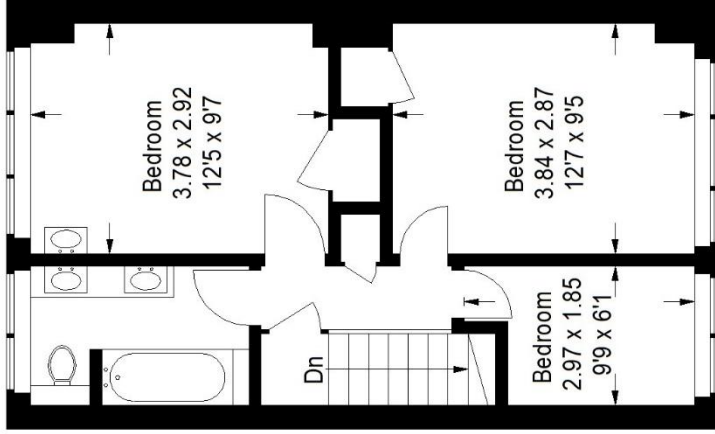
EPC: D | Council Tax Band: D



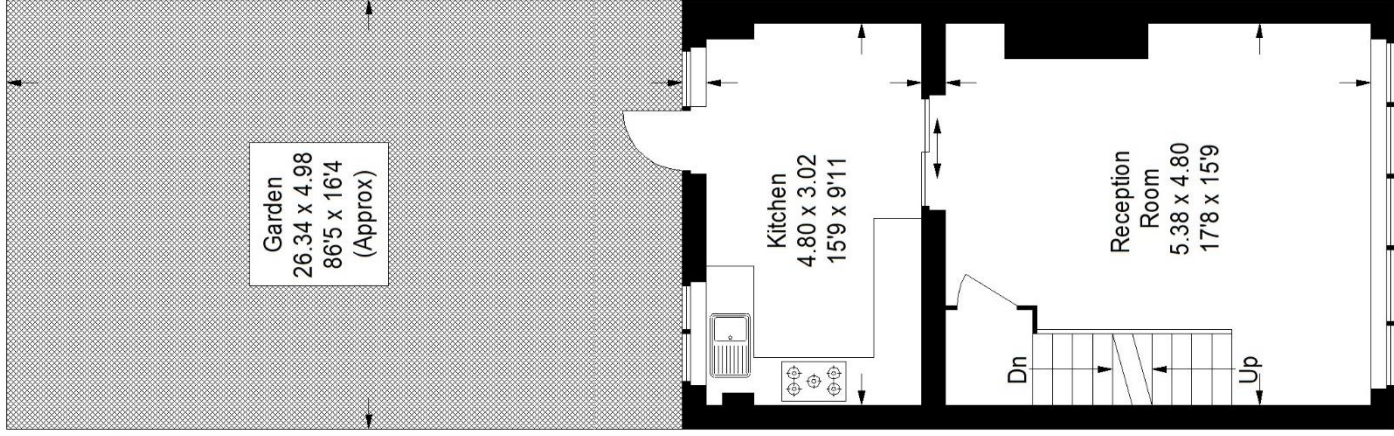
# Floorplan

## Little Brownings, SE23

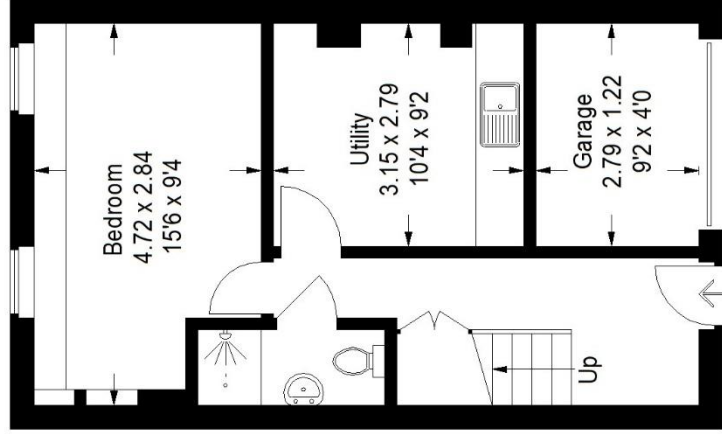
Approximate Gross Internal Area  
**Ground Floor = 33.8 sq m / 364 sq ft**  
**First Floor = 40.3 sq m / 434 sq ft**  
**Second Floor = 40.1 sq m / 432 sq ft**  
**Garage = 6.0 sq m / 64 sq ft**  
**Total = 120.2 sq m / 1294 sq ft**



**Second Floor**



**First Floor**



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

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