



Round Hill, SE26
£650,000

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In general

- Three bedrooms
- Spacious reception room
- Private south-facing rear garden
- Front garden with a shed
- Modern eat-in fitted kitchen
- Lots of storage
- Off-street parking
- Loft space
- Close to excellent transport links
- Neutral bathroom suite

In detail

An excellent three-bedroom end of terrace house with a beautiful private garden for sale in a secluded but central location with off-street parking.

This wonderful home comprises a modern eat-in kitchen, three bedrooms, neutral bathroom suite, spacious reception room with patio doors leading directly on to a private south-facing rear garden. The property benefits further from a spacious landscaped front garden with a shed, part boarded loft space, off-street parking, built-in wardrobes in all bedrooms, double glazing, downstairs WC, an abundance of light, lots of storage and so much more.

Located approximately just 0.4 miles from Forest Hill Station and 0.7 miles to Sydenham station, this house offers excellent transport links into London Bridge, Canada Water, Victoria, Waterloo, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of popular schools, restaurants, coffee shops, gastro pubs and many local parks.

Call the Pedder Forest Hill sales team to arrange a viewing today.

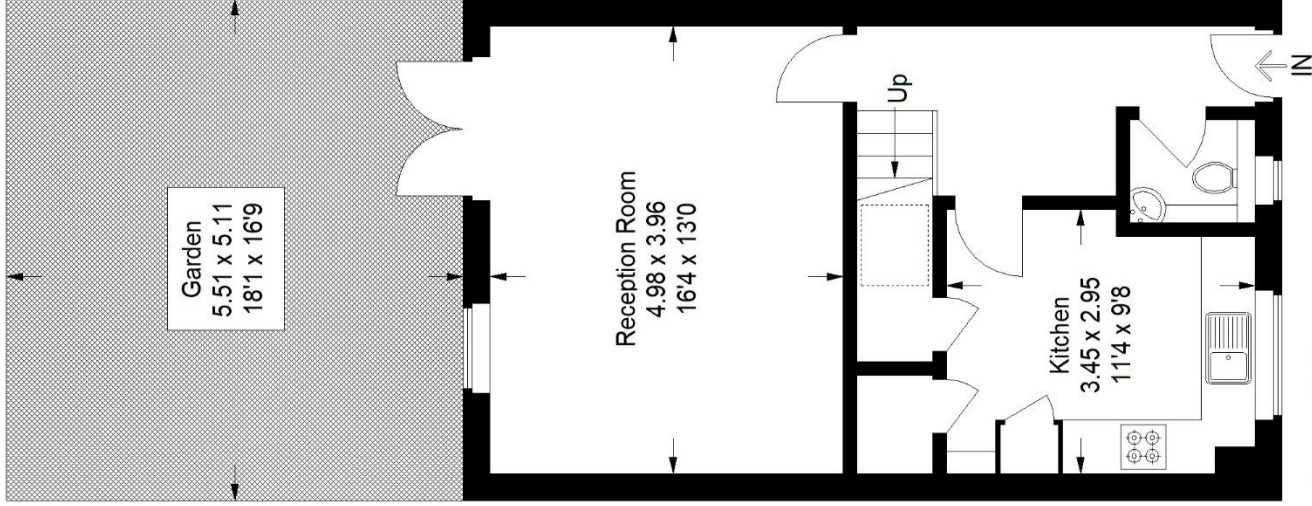
EPC: C | Council Tax Band D



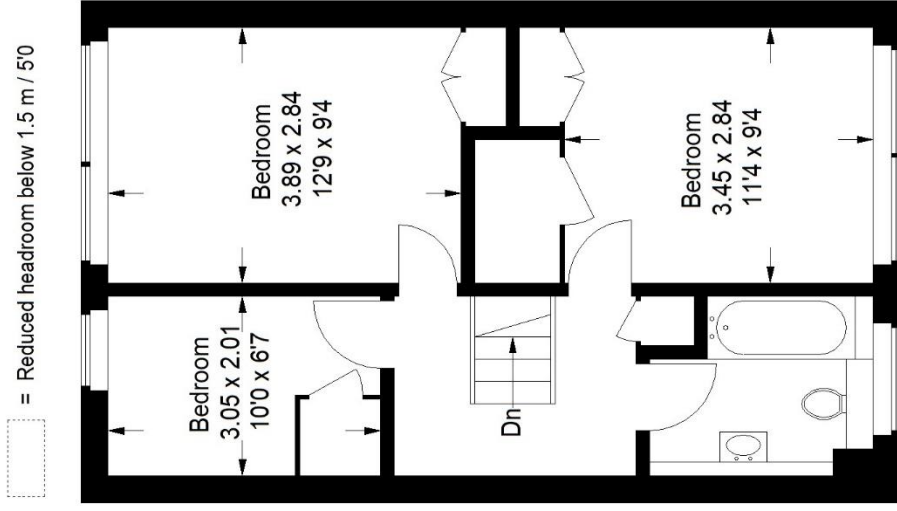
Floorplan

Round Hill, SE26

Approximate Gross Internal Area
86.0 sq m / 926 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

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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	70 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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