



Church Rise, SE23
OIEO £1,400,000

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In general

- Double fronted detached house
- 50ft West facing private rear garden
- Four double bedrooms
- Two bathrooms
- Large kitchen/dining room
- Two huge reception rooms with bay windows
- Spacious entrance hall
- Large front garden ready for in/out drive
- Garage
- Ground floor WC

In detail

An incredible four bedroom double fronted detached family home for sale on the very sought-after Church Rise in Forest Hill.

Set over 2,100 sq ft, this amazing period property sits on a large plot with front and rear gardens and comprises four double bedrooms, two large reception rooms complete with bay windows, a 24ft entrance hall, spacious kitchen/dining room, two bathrooms suites and a wonderful 50ft West facing private rear garden.

Further benefits include an abundance of character throughout, a spacious front garden with room for in/out drive and plenty of off-street parking, parquet flooring, beautiful fireplaces, central staircase, ground floor WC and so much more.

The property is set on quiet, leafy street approximately 0.3 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.

It is also just a short distance to various amenities including a variety of restaurants, coffee shops, cafes, gastro pubs, local parks and popular schools. Viewings are highly recommended, call the Pedder Forest Hill team to arrange a viewing today.

EPC: D | Council Tax: Band G

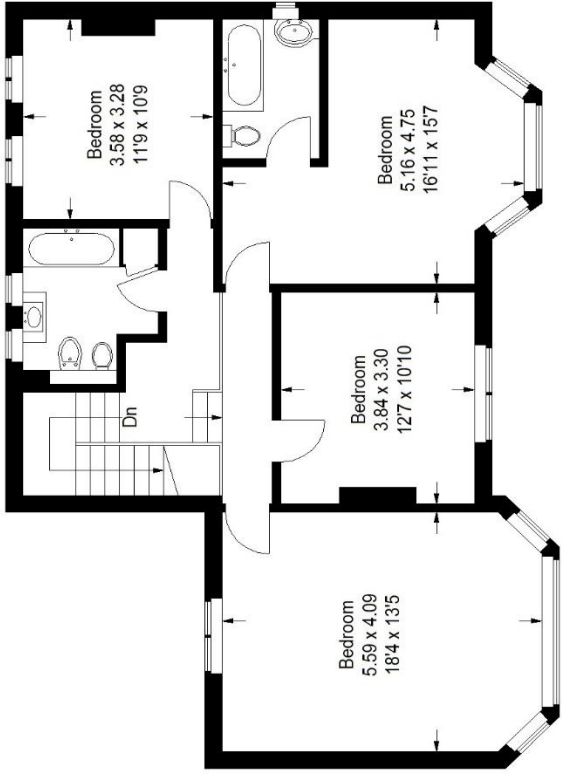


Floorplan



Church Rise, SE23

Approximate Gross Internal Area
 Ground Floor = 92.0 sq m / 990 sq ft
 First Floor = 92.0 sq m / 990 sq ft
 Garage = 11.6 sq m / 125 sq ft
 Total = 195.6 sq m / 2105 sq ft



First Floor

□ = Reduced Headroom Below 1.5 M / 5'0"



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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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