



Stanstead Road, SE23
£1,000,000

0208 702 9444
pedderproperty.com

pedder





In general

- Chain free
- Planning permission previously granted to convert to four flats
- Huge rear kitchen/reception room
- Five bedrooms
- Three bathrooms
- Set over 2660 Sq Ft
- Large rear garden
- Spacious driveway
- Detached house
- Garage

In detail

A wonderful, five bedroom detached house for sale on Stanstead Road with a beautiful 61ft rear garden and large front driveway. This property also has huge development potential and is offered with previously approved planning permission.

This beautiful family home currently comprises five double bedrooms of which the master boasts with en-suite bathroom, a spacious front reception room with bay windows, two modern bathroom suites, a huge open plan kitchen/living room with bi-folding doors that lead directly on to a large private rear garden. Further benefits include planning permission to extend and convert the property in to four flats, a huge front driveway, garage, ground floor WC, acoustic glazing, cellar, plenty of storage and so much more.

The property is situated within close proximity to Honor Oak Park, Forest Hill, Catford and Catford Bridge stations, offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations.

The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs and cafes. Call the Pedder Forest Hill sales team to arrange a viewing today.

EPC D | Council Tax Band F



Floorplan

Stanstead Road, SE23

Approximate Gross Internal Area

Cellar = 3.8 sq m / 41 sq ft

Ground Floor = 95.8 sq m / 1031 sq ft

First Floor = 75.1 sq m / 808 sq ft

Second Floor = 58.8 sq m / 633 sq ft

Garage = 13.9 sq m / 150 sq ft

Total = 247.4 sq m / 2663 sq ft



Copyright www.pedderproperty.com © 2023

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		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.