



Shipman Road, SE23
£675,000

0208 702 9444
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In general

- Double fronted semi detached house
- Front reception room with bay window
- Spacious eat-in kitchen
- Beautiful private garden
- Two double bedrooms
- Modern bathroom suite
- Utility room/WC
- Modern finish throughout
- 0.5 miles from Forest Hill station

In detail

A beautiful double fronted semi detached two bedroom house for sale on the popular Shipman Road with a private garden.

This wonderful property comprises a spacious front reception room with bay window, two double bedrooms, modern bathroom suite, a spacious eat-in kitchen with bifold doors that leads directly onto a beautiful garden.

Further benefits include a utility room/WC, wooden shutters, dual aspect views, exposed brick wall, wooden flooring porch area, off street parking, brick built garage that can be converted into a garden office/gym, a new modern finish throughout so much more.

The property is set 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. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and gastro pubs as well as being within close proximity to various parks and green spaces.

Viewings are highly recommended, call the Pedder Forest Hill team to arrange a viewing today.

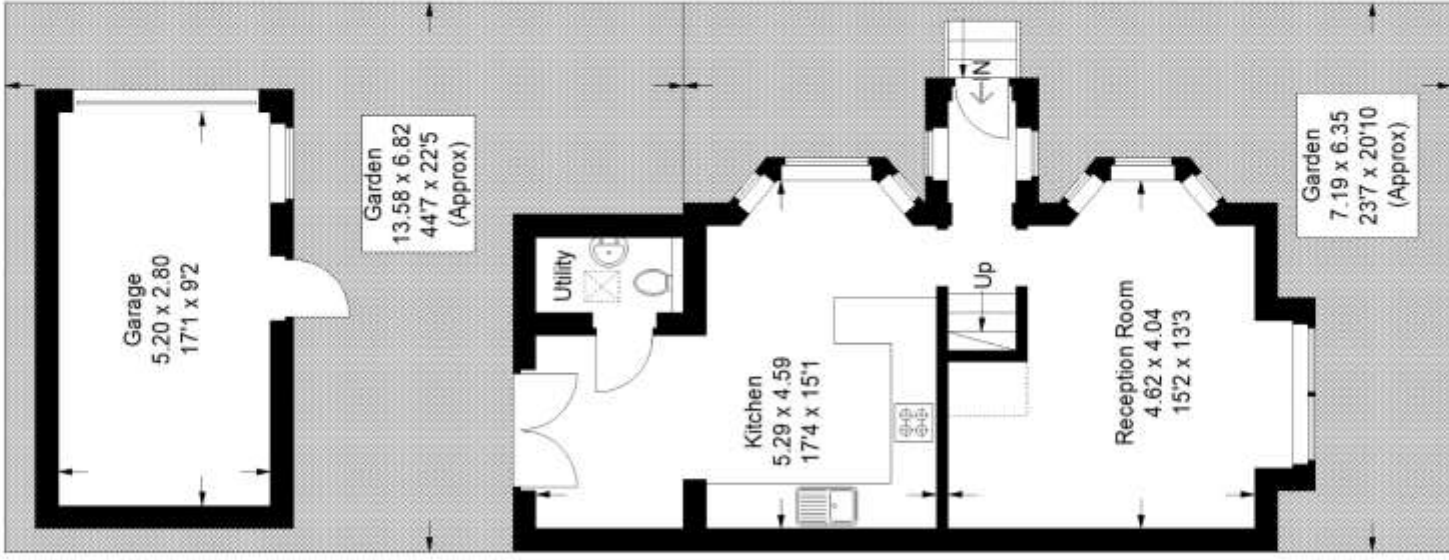
EPC: E | Council Tax Band: C



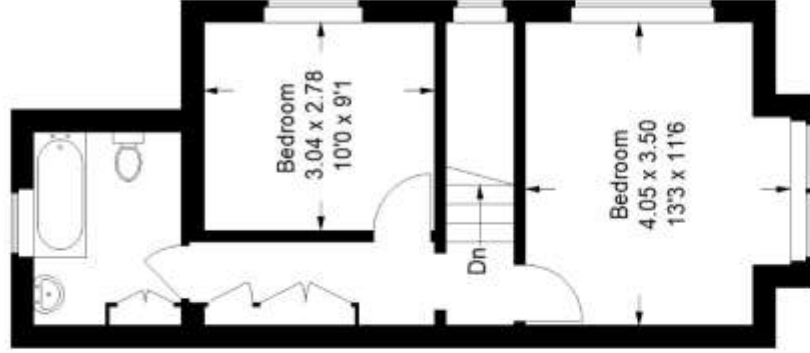
Floorplan

Shipman Road, SE23

Approximate Gross Internal Area
 Ground Floor = 42.6 sq m / 459 sq ft
 First Floor = 35.7 sq m / 384 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 93.3 sq m / 1004 sq ft



☐ = 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		44 E	10 B

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