



Hurstbourne Road, SE23
Guide £1,000,000-£1,100,000

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In general

- Semi-detached family home
- Spacious front reception room
- Four bedrooms
- Beautiful 62ft landscaped private rear garden
- Separate fitted kitchen
- Large dining room
- Double glazed sash windows
- Close to local amenities

In detail

Built circa 1901 is this incredible four bedroom semi-detached family home for sale with a stunning private rear garden.

This wonderful property is set over 1399 Sq Ft, comprises a spacious front reception room, four bedrooms, a modern bathroom suite, fully refurbished fitted kitchen and large dining room both leading on to a remarkable 62ft landscaped private rear garden.

Further benefits include a beautiful front garden, double glazed sash windows, spacious hallways, new carpets, new engineered wood flooring, downstairs shower room, utility room, boarded loft, fireplaces, a large shed which can be used as an office/studio, high ceilings, plenty of storage, and so much more. This incredible property has been owned by this family for over two decades.

The property is approximately 0.8 miles to Catford and 0.9 miles to Forest Hill stations 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 various local amenities including outstanding rated primary schools, a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

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

EPC: D | Council Tax Band: E



Floorplan

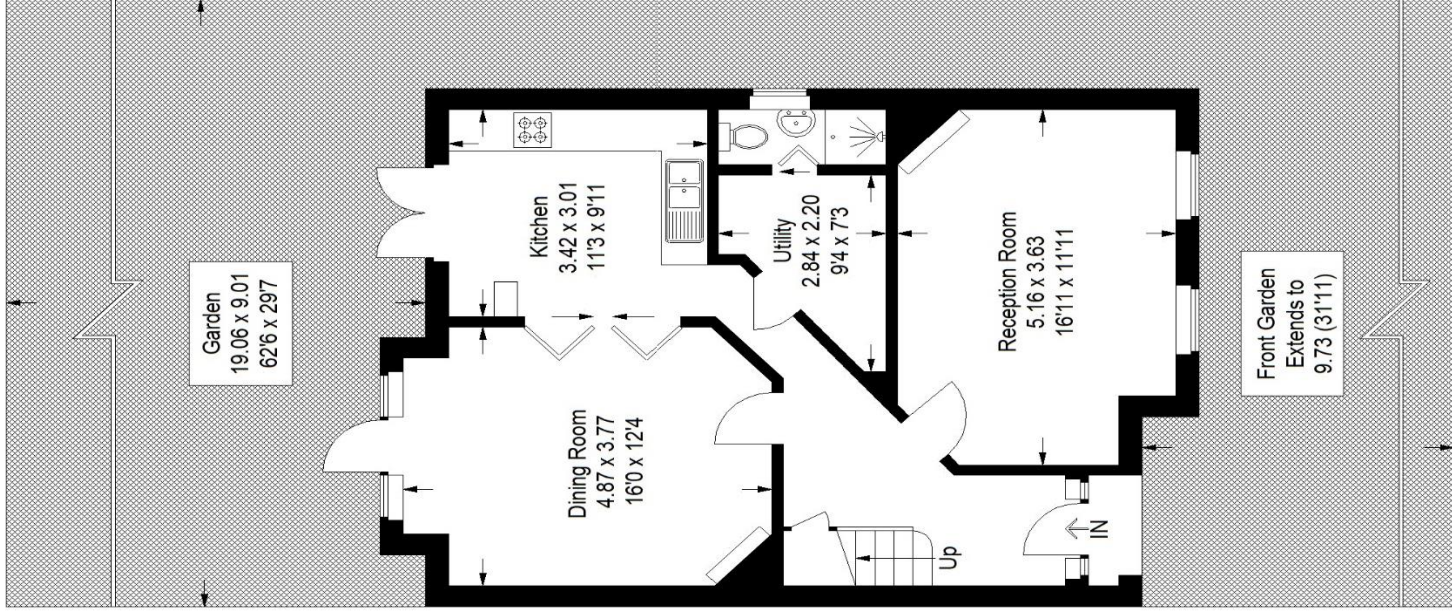
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Approximate Gross Internal Area

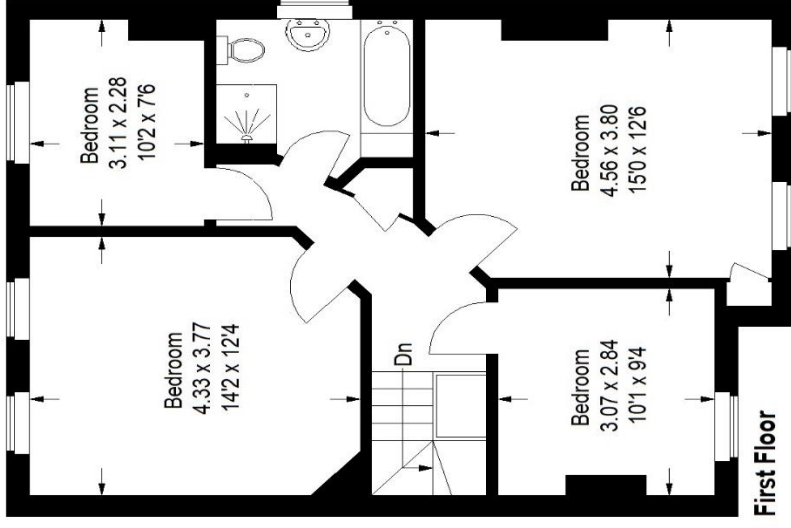
Ground Floor = 64.8 sq m / 697 sq ft

First Floor = 65.2 sq m / 702 sq ft

Total = 130.0 sq m / 1399 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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