



Perry Rise, SE23
OIEO £1,500,000

0208 702 9444
[pedderproperty.com](https://www.pedderproperty.com)

pedder





In general

- Architect designed family home
- Set over 1,940 Sq Ft
- Spacious front reception room
- Four bedrooms
- Modern bathroom/wet room with underfloor heating
- Fully refurbished open plan kitchen/reception room
- Remarkable 78ft landscaped private rear garden
- Front garden and garage
- Potential to extend STPP
- 0.6 miles to Forest Hill station

In detail

A truly incredible four bedroom detached family home for sale with a stunning private rear garden.

This wonderful architect designed property is set over 1,940 Sq Ft and comprises a spacious front reception room, four bedrooms, a modern bathroom/wet room with underfloor heating, a fully refurbished open plan kitchen/reception room that leads directly on to a remarkable 78ft landscaped private rear garden.

Further benefits include a beautiful front garden, garage, double glazed sash windows, spacious hallway, closable office space, downstairs WC, fireplaces, high ceilings, plenty of storage, potential to extend STPP and so much more.

The property is approximately 0.6 miles to Forest Hill station 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.

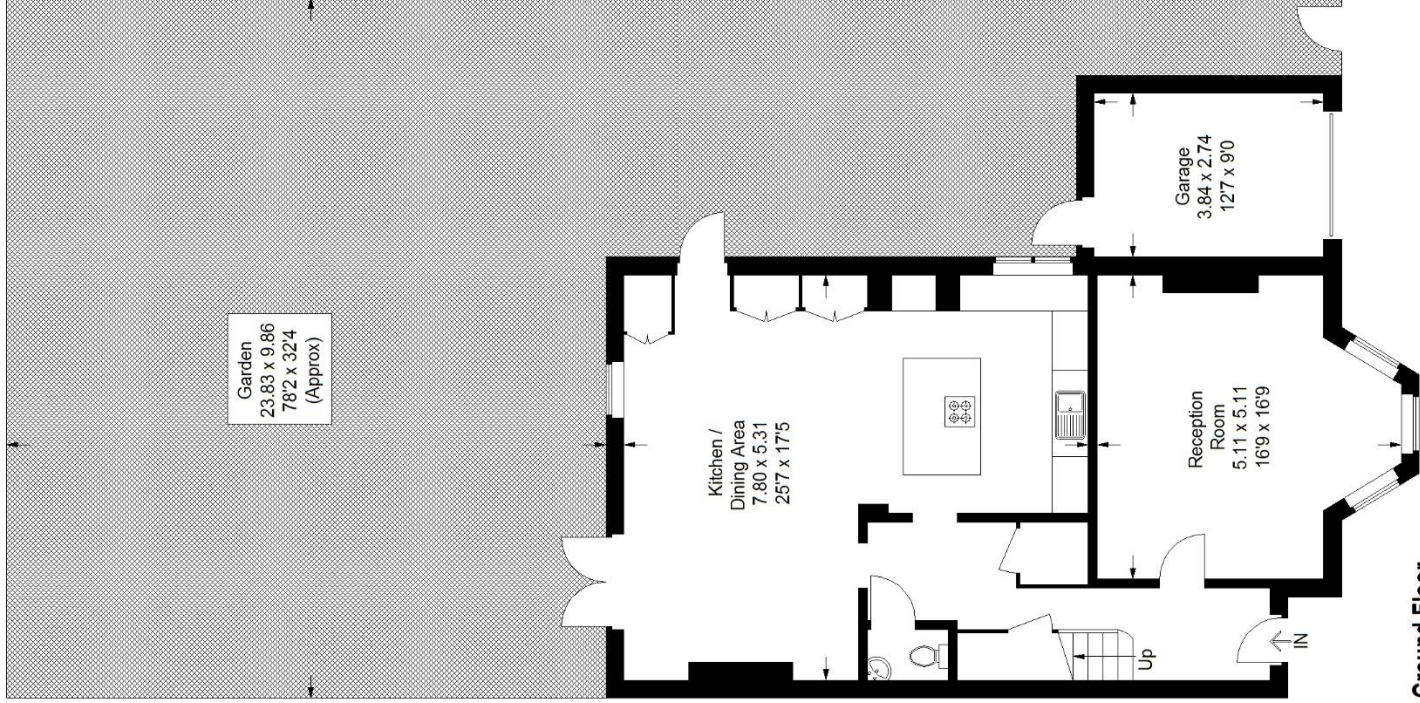
EPC: E | Council Tax Band: G



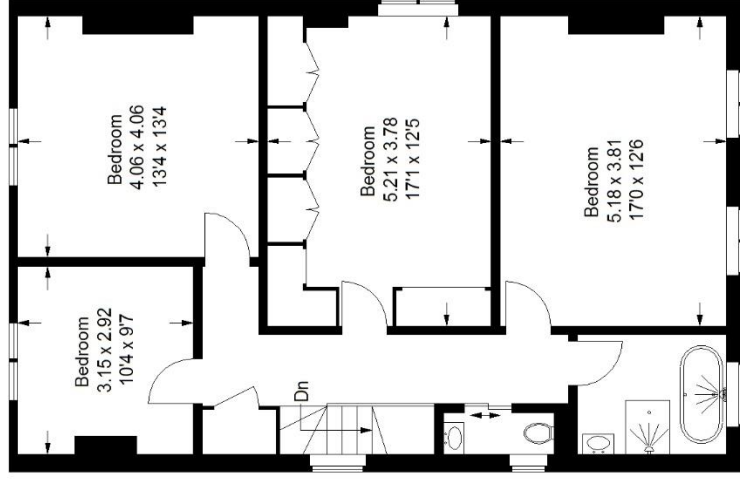
Floorplan

Perry Rise, SE23

Approximate Gross Internal Area
 169.3 sq m / 1822 sq ft
 Garage = 11.0 sq m / 118 sq ft
 Total = 180.3 sq m / 1940 sq ft



Ground Floor



First Floor

Copyright www.pedderproperty.com © 2024
 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		80 C
55-68	D		
39-54	E	42 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