



Vestris Road, SE23
£795,000

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In general

- 20ft kitchen/dining room
- Separate front reception room
- Large south west facing garden
- Three double bedrooms
- Modern bathroom suite
- Re-pointed exterior
- Wealth of natural light
- Just 0.5 miles from Forest Hill station

In detail

A wonderful three double bedroom Victorian house for sale on the very popular Vestris Road in Forest Hill.

The fully extended family home comprises a 20ft kitchen/dining room that leads directly on to a large south west facing garden via tri-fold doors, a charming and separate front reception room, modern bathroom suite and three double bedrooms of which the master boasts a Juliet balcony and en-suite bathroom. Further benefits include brand new roof, open plan living, re-pointed exterior, study room, plenty of storage, a wealth of natural light and so much more.

Located approximately just 0.5 miles from Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. Other local amenities including a variety of restaurants, coffee shops, gastro pubs, Cafés and extremely popular schools are also close by.

Call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: C | Council Tax Band: D



Floorplan

Vestris Road, SE23

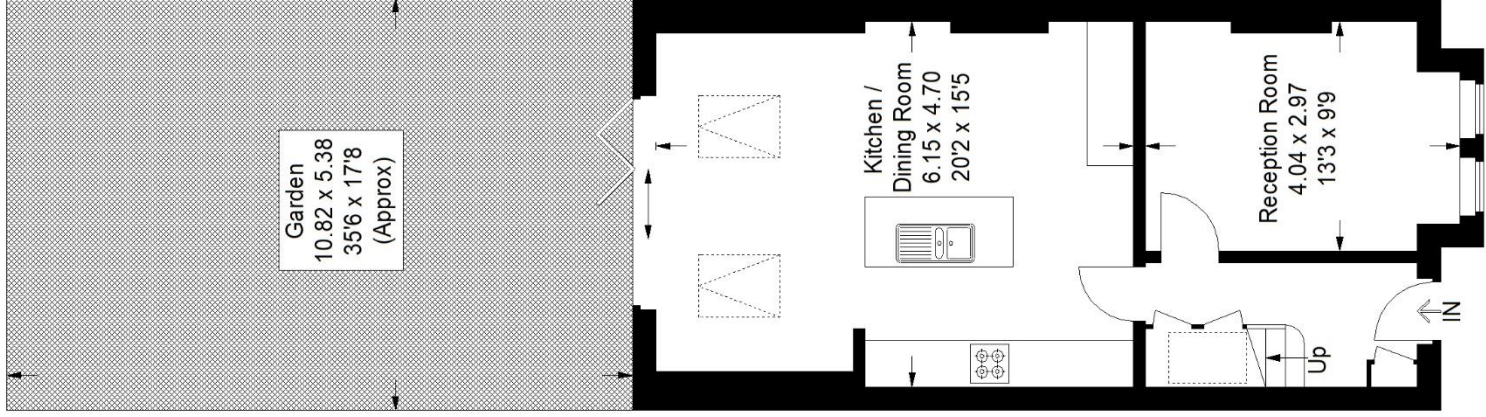
Approximate Gross Internal Area

Ground Floor = 47.9 sq m / 516 sq ft

First Floor = 34.4 sq m / 370 sq ft

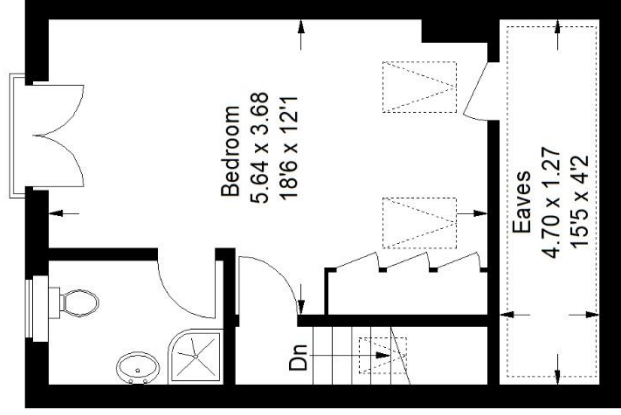
Second Floor = 26.8 sq m / 288 sq ft
(Excluding Eaves)

Total = 109.1 sq m / 1174 sq ft

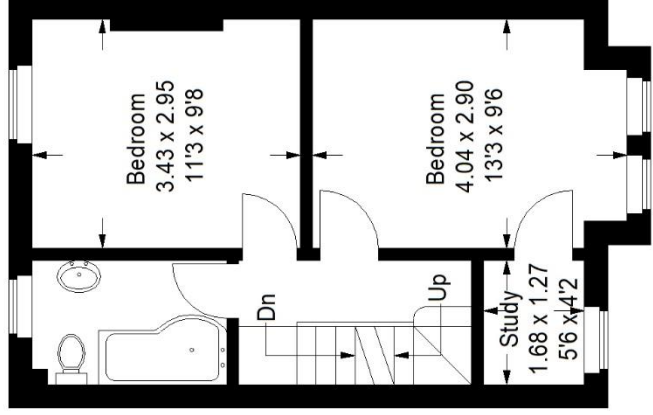


Ground Floor

= Reduced headroom below 1.5 m / 5'0"



Second Floor



First 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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