



Lescombe Road, SE23
£775,000

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In general

- Chain free
- Fully refurbished
- 40 ft private garden
- Spacious double reception room
- Open plan eat-in kitchen
- Three bedrooms
- Two modern bathroom suites
- Close to excellent transport links

In detail

A wonderful three bedroom family home for sale on Lescombe Road with a beautiful 40ft private garden.

This recently fully refurbished property comprises a spacious double reception room, three bedrooms, modern bathroom suite, an open plan eat-in kitchen which leads directly on to a beautiful private rear garden with an outbuilding. Further benefits include downstairs shower room and WC, new roof, wooden shutters, brand new kitchen and bathroom, fitted wardrobes in all bedrooms, new double glazing windows, off street parking for two cars, new boiler, an abundance of light, plenty of storage and so much more.

The property is situated within close proximity of Forest Hill, Sydenham, Catford and Catford Bridge stations offering excellent transport links into London Bridge, Victoria, Blackfriars, Charing Cross, Canada Water and many other locations. It is also close to outstanding primary schools and various other local amenities including a variety of restaurants, coffee shops, gastro pubs and parks.

Offered chain free. Viewings are highly recommended, call the Pedder Forest Hill Sales team to arrange a viewing.

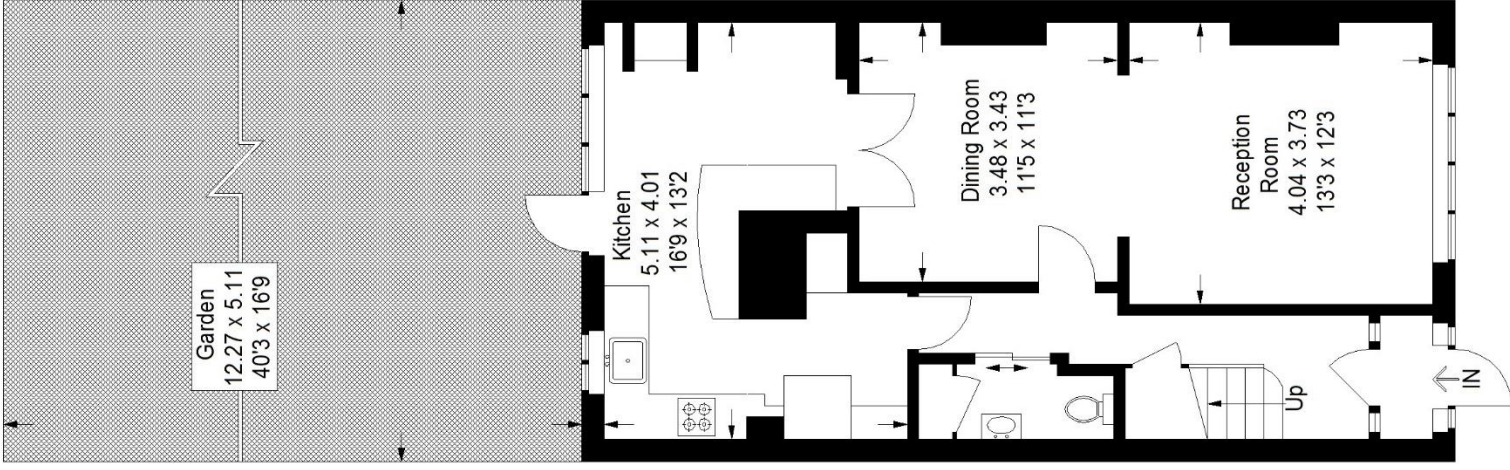
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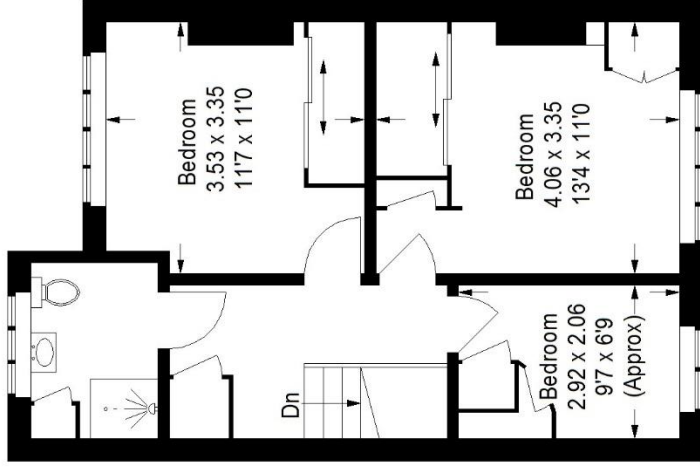
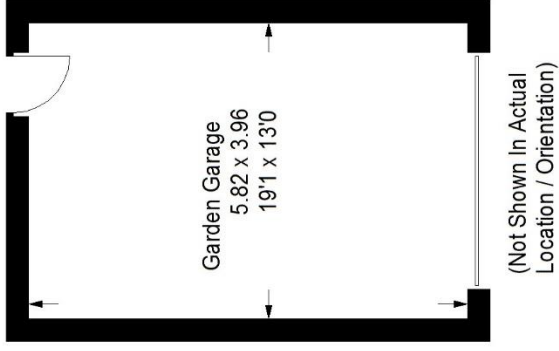
Floorplan

Lescombe Road, SE23

Approximate Gross Internal Area
 Ground Floor = 61.7 sq m / 664 sq ft
 First Floor = 44.8 sq m / 482 sq ft
 Garden Garage / Shed = 23.6 sq m / 254 sq ft
 Total = 130.1 sq m / 1400 sq ft



Ground 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		
69-80	C	71 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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