



Perry Hill, SE6
Guide Price £550,000-£575,000

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In general

- Spacious 30ft double reception room
- Four bedrooms
- Newly fitted kitchen
- Beautiful private rear garden
- Modern bathroom suite
- New roof
- Close to local amenities

In detail

A wonderful four bedroom family home for sale on Perry Hill with a private west-facing garden.

This property comprises a spacious 30ft double reception room complete with front bay window, four bedrooms, a modern bathroom suite and a newly fitted kitchen which leads directly on to a beautiful private rear garden. Further benefits include a new roof, large shed with power at the back of the garden, 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.

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

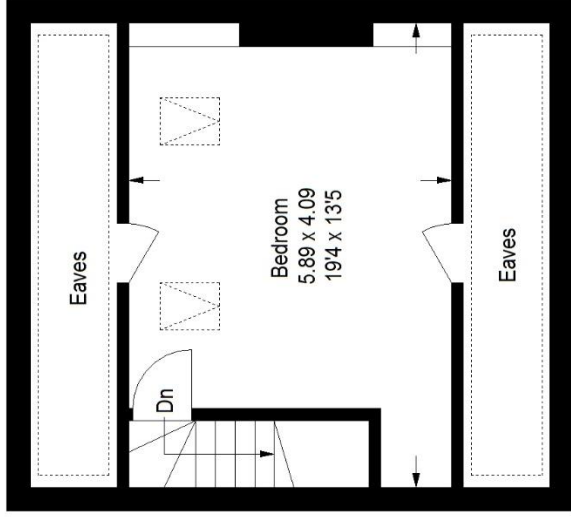
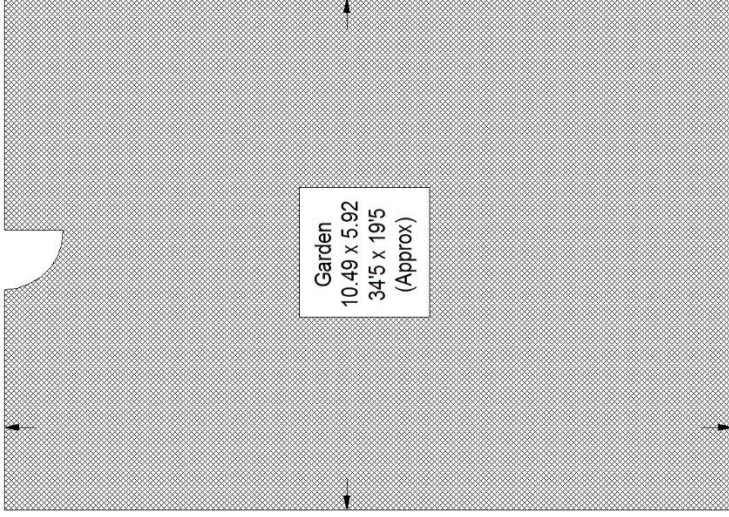
EPC: C | Council Tax Band D



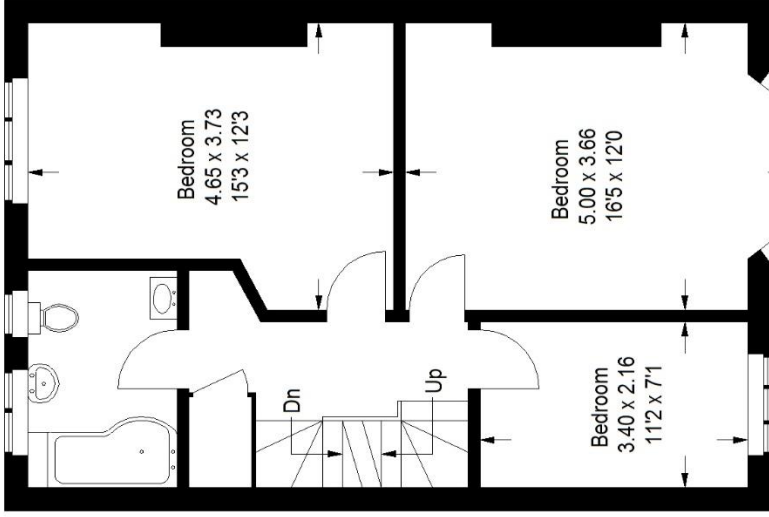
Floorplan

Perry Hill, SE6

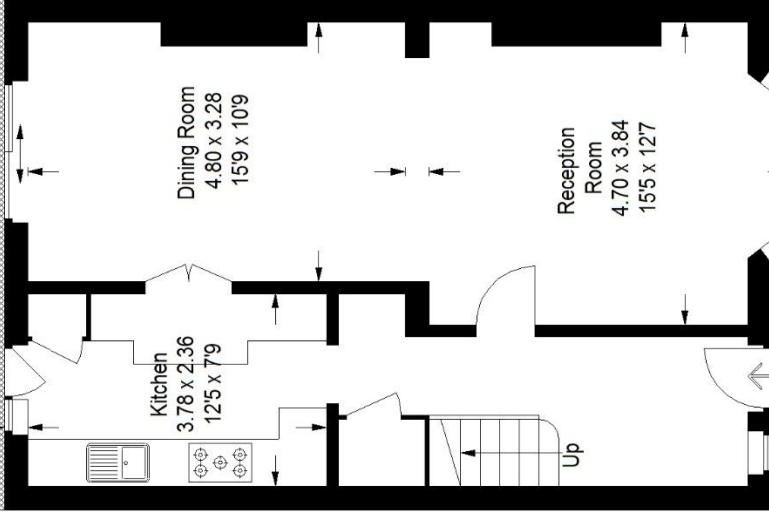
Approximate Gross Internal Area
 Ground Floor = 56.9 sq m / 602 sq ft
 First Floor = 56.2 sq m / 594 sq ft
 Second Floor (Excluding Eaves) = 24.2 sq m / 260 sq ft
 Total = 136.3 sq m / 1456 sq ft



Second Floor



First Floor



Ground Floor

⋯ = Reduced headroom below 1.5 m / 5'0

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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		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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