



Cibber Road, SE23  
OIEO £750,000

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# In general

- Spacious front reception room
- Three double bedrooms
- 22ft separate kitchen/dining room with skylight
- Beautiful private rear garden
- Downstairs WC
- New parquet flooring and carpet
- Plenty of storage
- Just 0.6 miles to Forest Hill station
- Close to popular schools

# In detail

A very well presented three bedroom end of terrace family home for sale in the heart of Forest Hill with a beautiful private rear garden.

This wonderful property comprises a spacious front reception room, three double bedrooms, a neutral modern bathroom suite and a 22ft separate kitchen/dining room with skylight which leads directly onto a beautiful rear garden. Further benefits include new parquet flooring and carpets, side access, double glazing windows, downstairs WC, bay windows in master bedroom, spacious hallway, plenty of storage, gas central heating, an abundance of natural light and so much more.

The property is situated approximately just 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 a variety of parks, restaurants, supermarkets, coffee shops, gyms, popular schools, cafes and gastro pubs.

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

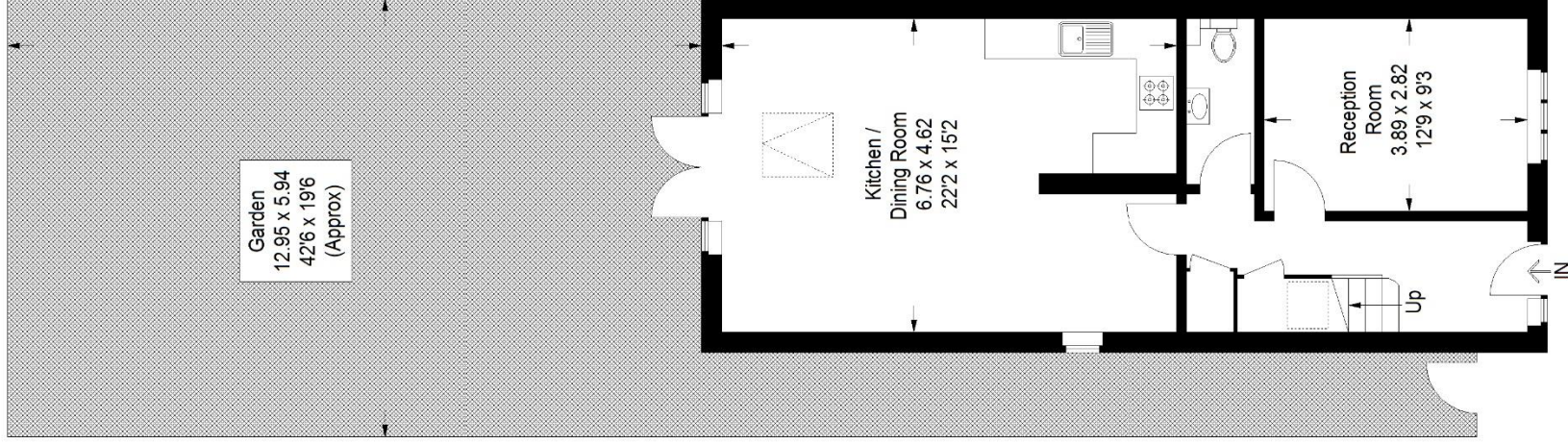
EPC: C | Council Tax Band: D



# Floorplan

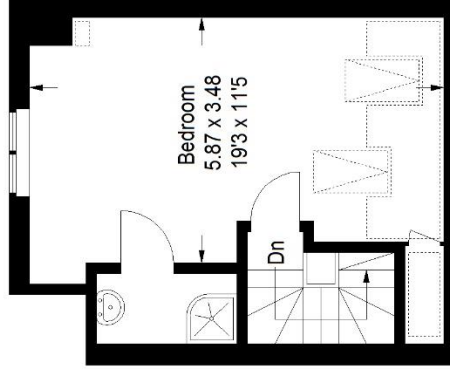
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Approximate Gross Internal Area  
121.7 sq m / 1310 sq ft

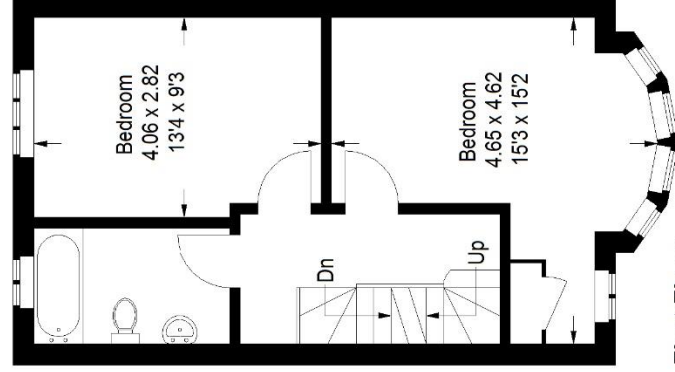


**Ground Floor**

= 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		
69-80	C	79 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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