



Dacres Road, SE23
Guide £2,000,000

0208 702 9444
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In general

- Build circa 1860
- Set over 3,800 Sq Ft
- Five bedrooms
- Four reception rooms
- Three bathrooms
- 50ft front garden and driveway with garage
- An abundance of original features
- A glorious 147ft west facing rear garden
- Office/study
- Ground floor WC and cloakroom

In detail

An exceptional detached family home for sale, built circa 1860 and set over 3,800 sq ft with glorious front and rear gardens.

This incredible home retains much of its original charm and character with particularly spacious accommodation over three floors comprising of a master bedroom with a large en-suite bathroom and walk-through dressing room, a further four double bedrooms, three reception rooms, spacious fitted kitchen, an en-suite to a guest room and a large four piece family bathroom, study/reception room and separate utility room. The property also benefits from a large rear dining/reception room that leads onto an incredible 147ft landscaped west-facing garden.

Additionally, this beautiful home has a large, dry, cellar comprising three rooms including a wine cellar and a large safe. Further benefits include a double garage with an inspection pit, original parquet flooring on the ground floor, double-glazed sash windows, underfloor heating in all bathrooms as well as in the garden room, original fireplaces, an abundance of light and so much more.

The property is approximately 0.5 miles from 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, cafes and gastro pubs.

Viewings are highly recommended but strictly by appointment only. Call the Pedder Forest Hill office today.

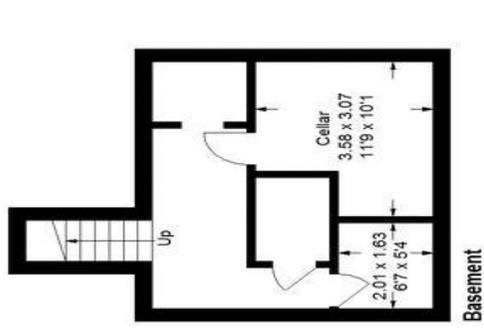
EPC: E | Council Tax Band: G



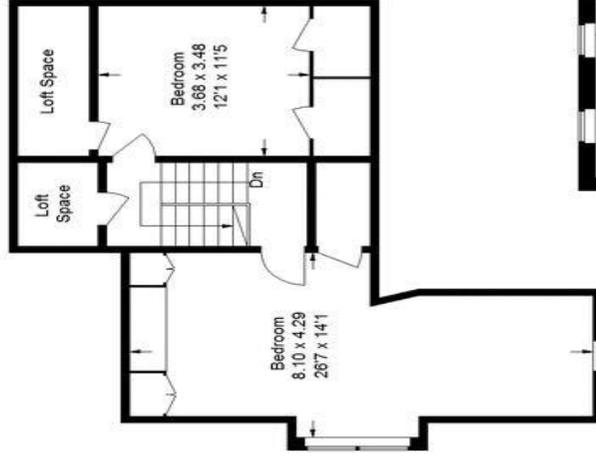
Floorplan

Dacres Road, SE23

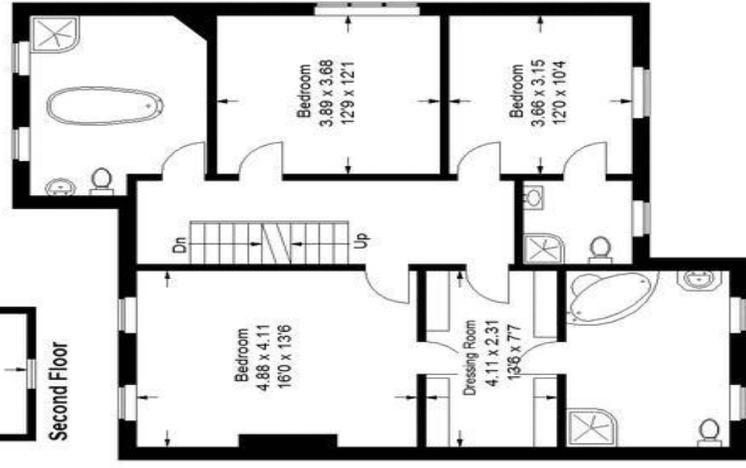
Approximate Gross Internal Area
 Basement = 30.3 sq m / 326 sq ft
 Ground Floor = 150.4 sq m / 1619 sq ft
 First Floor = 101.7 sq m / 1095 sq ft
 Second Floor (Excluding Loft Space)
 54.8 sq m / 590 sq ft
 Garage = 19.0 sq m / 204 sq ft
 Total = 356.2 sq m / 3834 sq ft



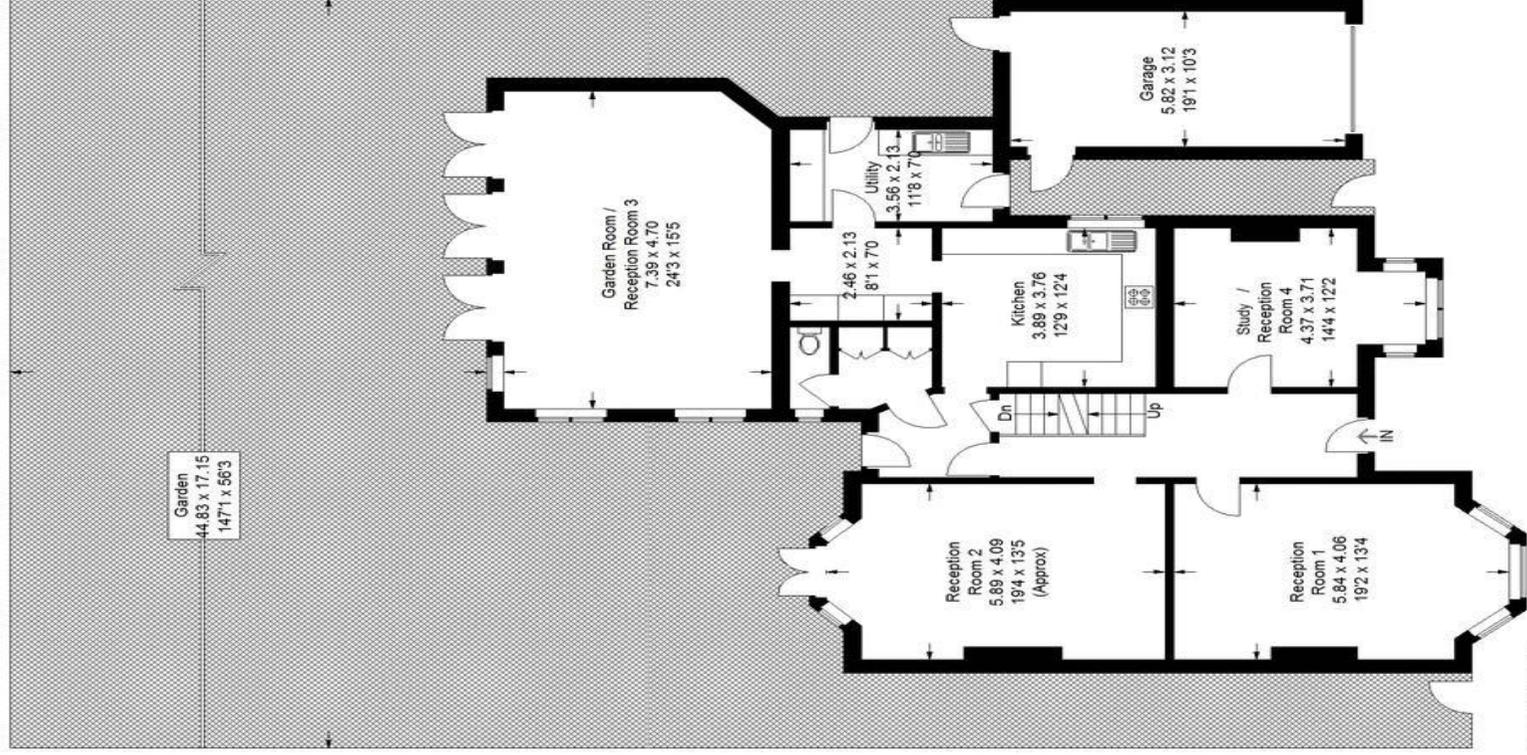
Basement



Second Floor



First Floor



Ground 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 | | 70 C |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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