



Forest Hill Road, SE22
£1,000,000

0208 702 8222
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In general

- Four bedrooms
- Two bathrooms
- 1930's semi-detached
- Excellent condition
- Chain free

In detail

CHAIN FREE

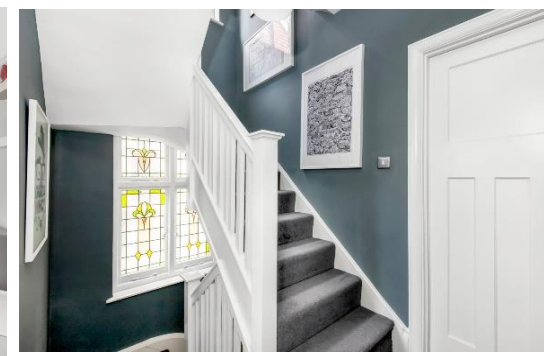
Gorgeous, charming and spacious loft-extended family home ideally located between East Dulwich and Honor Oak.

The semi-detached 1930s house boasts over 1,693 Sq Ft of internal space blending some original features with a modern, stylish finish having been lovingly maintained by the current owner. There is a beautifully bright 19-ft kitchen breakfast room that opens out onto the 33-ft landscaped garden with mature trees and shrubs.

There is a 20 x 20-ft master bedroom with en-suite at the top of the house offering partial views over the rooftops. There are two large double bedrooms and a further double bedroom with a modern four-piece family bathroom on the first floor.

Forest Hill Road enjoys enviable access to the stunning Peckham Rye Park and Common as well as the excellent schools, local shops, pubs and independent cafes nearby. There are strong transport links into The City and West End from Peckham Rye station (1.3 miles) and Honor Oak Park station (0.8 miles) as well as bus and cycle connections through the neighbouring Forest Hill, New Cross and Dulwich Village.

EPC: D | Council Tax Band: D | Freehold



Floorplan

Forest Hill Road, SE22

Approximate Gross Internal Area

Ground Floor = 59.1 sq m / 636 sq ft

First Floor = 59.0 sq m / 635 sq ft

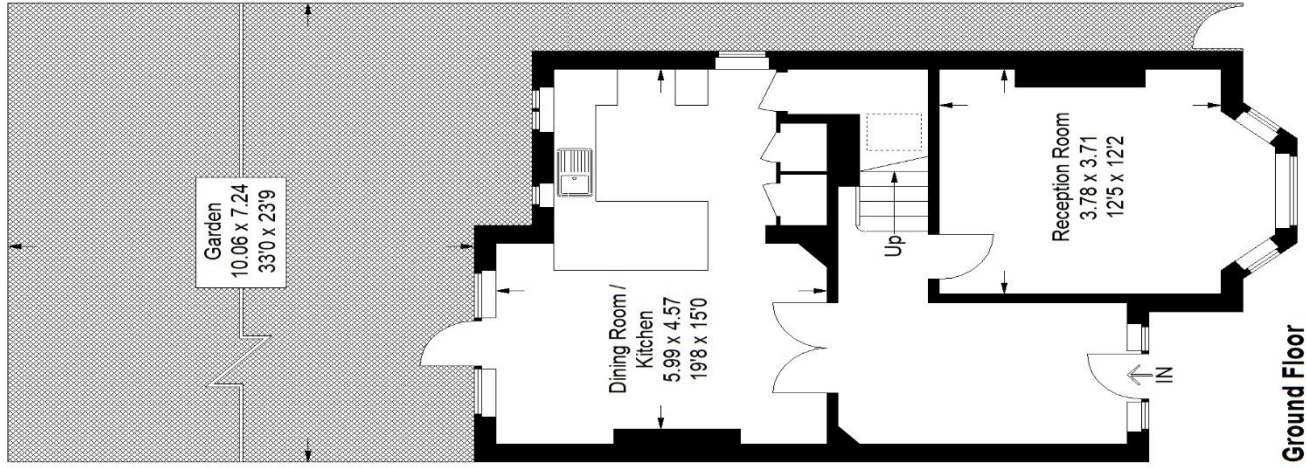
Second Floor (Excluding Eaves)

39.2 sq m / 422 sq ft

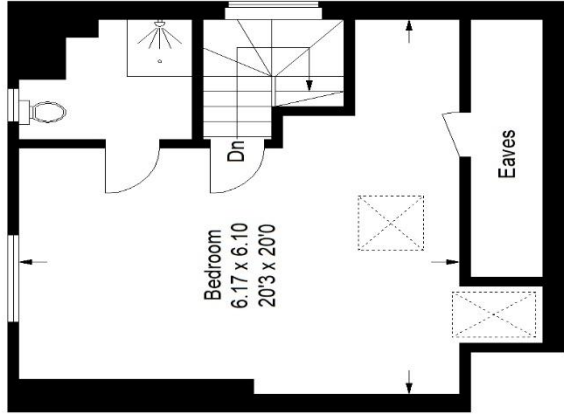
Total = 157.3 sq m / 1693 sq ft



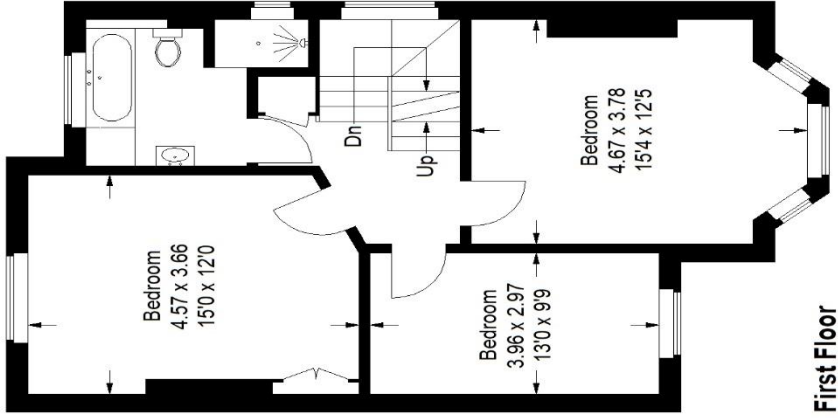
□ = Reduced headroom
below 1.5 m / 5'0"



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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