



Woodcombe Crescent, SE23
£1,150,000

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In general

- Chain free
- Set over 1,700 sq ft
- Spacious front reception room
- Five bedrooms
- Two bathrooms
- 23ft master bedroom
- Beautiful landscaped private garden
- 0.3 miles to Forest Hill station
- Close to local amenities

In detail

A wonderful five bedroom semi-detached family home for sale on the very popular Woodcombe Crescent with a 74ft private rear garden.

Set over 1,700 sq ft this excellent property comprises a spacious front reception room, a bright eat-in kitchen with double doors leading onto a beautiful landscaped garden, a modern family bathroom suite, three double bedrooms and two single bedrooms, the 23ft master bedroom comprises an en-suite and walk-in wardrobe. Further benefits of the property include stripped wooden flooring, built-in wardrobes, fireplaces, bay windows, plenty of storage, high ceilings, patio and decking area in the garden, an abundance of light, and so much more.

The property is situated approximately just 0.3 miles to Forest Hill station offering excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury and Islington and many other locations. It is also just a short walk to various amenities including a variety of restaurants, coffee shops, cafes, gastro pubs and the amazing Horniman Museum and Gardens.

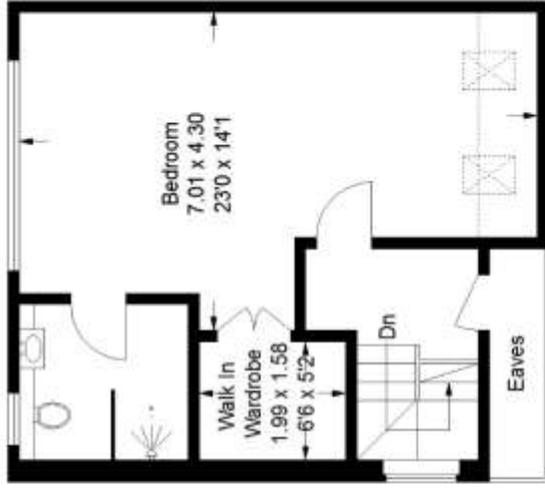
EPC: D | Council Tax Band: E



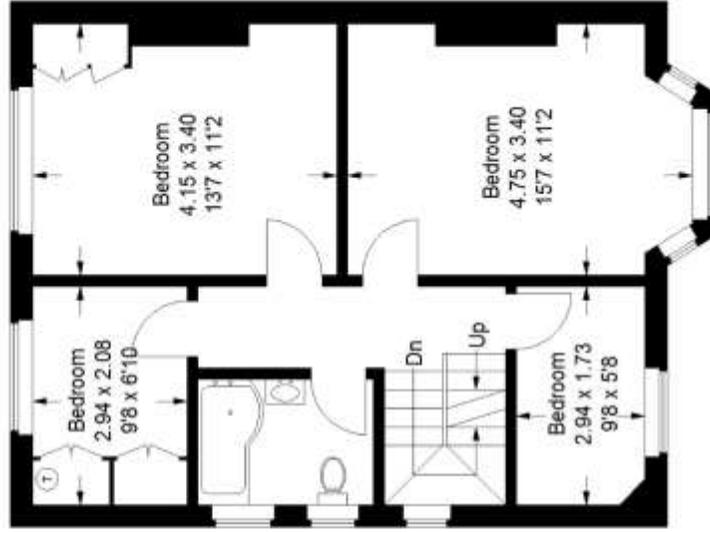
Floorplan

Woodcombe Crescent, SE23

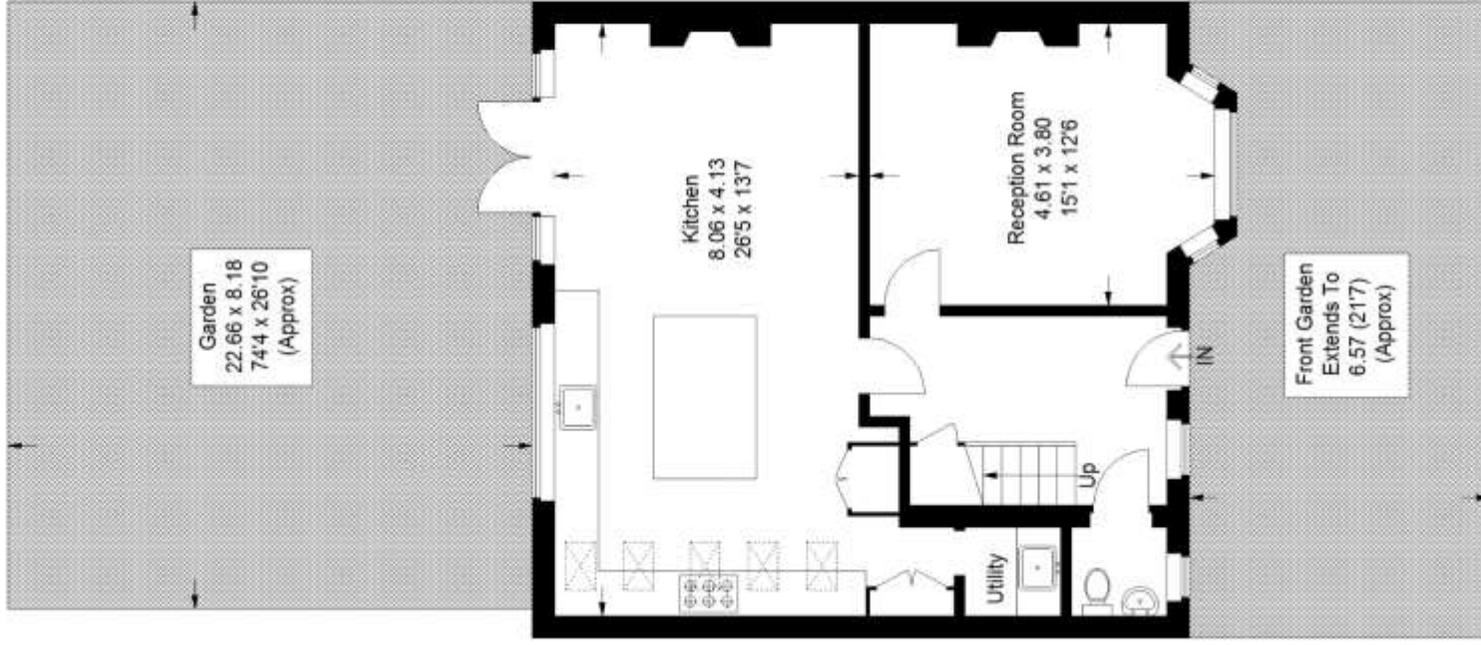
Approximate Gross Internal Area
 Ground Floor = 68.6 sq m / 738 sq ft
 First Floor = 55.6 sq m / 598 sq ft
 Second Floor = 40.3 sq m / 434 sq ft
 Total = 164.5 sq m / 1770 sq ft



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		
55-68	D	56 D	92 B
39-54	E		
21-38	F		
1-20	G		

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