



Colfe Road, SE23 | £550,000

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# In General

- Chain free
- Spacious reception room
- Two double bedrooms
- Separate eat-in kitchen
- Private rear garden
- Front driveway
- Modern bathroom suite
- 0.6 miles to Forest Hill station

# In Detail

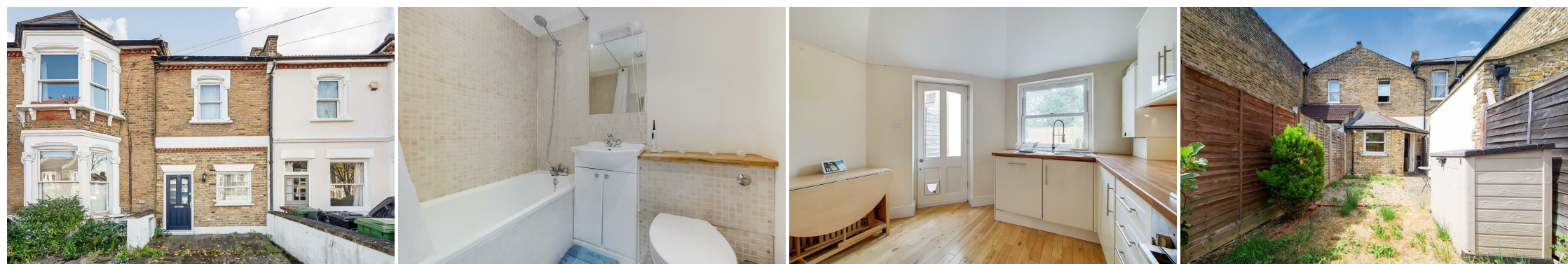
A wonderful two bedroom freehold house for sale on the sought after Colfe Road in Forest Hill with private rear garden. Offered chain free.

This wonderful property comprises a spacious front reception room, two double bedrooms, a modern bathroom suite and a separate eat-in kitchen that leads directly on to a private rear garden. Further benefits include driveway parking, downstairs WC, double glazing, wood flooring throughout the downstairs, plenty of storage, gas central heating and so much more.

Located approximately just 0.6 miles from Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also very well located for access to various local amenities including a variety of restaurants, coffee shops, cafes, gastro pubs and the wonderful Horniman Museum & Gardens.

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

EPC: C | Council Tax Band: C



# Floorplan

Colfe Road, SE23

Approximate Gross Internal Area  
57.4 sq m / 618 sq ft



## 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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Internal
102 plus) A	75 91
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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