



Perry Hill, SE6  
£600,000

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# In general

- Chain free
- Beautiful rear garden
- Three bedrooms
- Large double reception room
- Potential to extend
- Close to great transport links
- Modern fitted kitchen
- Tiled bathroom suite
- Separate WC

# In detail

A wonderful three bedroom family home for sale on Perry Hill with a beautiful west-facing garden.

This property comprises a spacious 26ft front reception room, three bedrooms, a modern bathroom with separate toilet and a fitted kitchen which leads directly on to a beautiful private rear garden. Further benefits include stripped wood flooring, fitted wardrobes, an abundance of light, wooden shutters, plenty of storage and so much more.

The property is situated within close proximity of Forest Hill, Sydenham, Catford and Catford Bridge stations offering excellent transport links into London Bridge, Victoria, Blackfriars, Charing Cross, Canada Water and many other locations. It is also close to outstanding primary schools and various other local amenities including a variety of restaurants, coffee shops, gastro pubs and parks.

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

EPC: C | Council Tax Band D



# Floorplan

## Perry Hill, SE6

Approximate Gross Internal Area  
Ground Floor = 48.8 sq m / 525 sq ft  
First Floor = 45.1 sq m / 486 sq ft  
Total = 93.9 sq m / 1011 sq ft



= 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		
39-54	E		
21-38	F		
1-20	G		
		71 C	88 B

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