



Hurstbourne Road, SE23
£599,999

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In general

- Three bedrooms
- 23ft reception/dining room
- Separate fitted kitchen
- Tiled bathroom suite
- Large private rear garden
- Off street parking
- An abundance of light
- 0.8 miles to Forest Hill, Catford and Catford Bridge stations

In detail

A spacious three bedroom terraced house for sale on Hurstbourne Road with a private rear garden.

This property comprises a 23ft reception/dining room, three bedrooms, separate fitted kitchen, a tiled bathroom suite and a large private rear garden. Further benefits include double glazing windows, off street parking, plenty of storage, an abundance of light and so much more.

Set approximately just 0.8 miles to Forest Hill, Catford and Catford Bridge stations offering excellent links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, gastro pubs, coffee shops, cafes, parks and outstanding primary schools.

Call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: C | Council Tax Band B



Floorplan

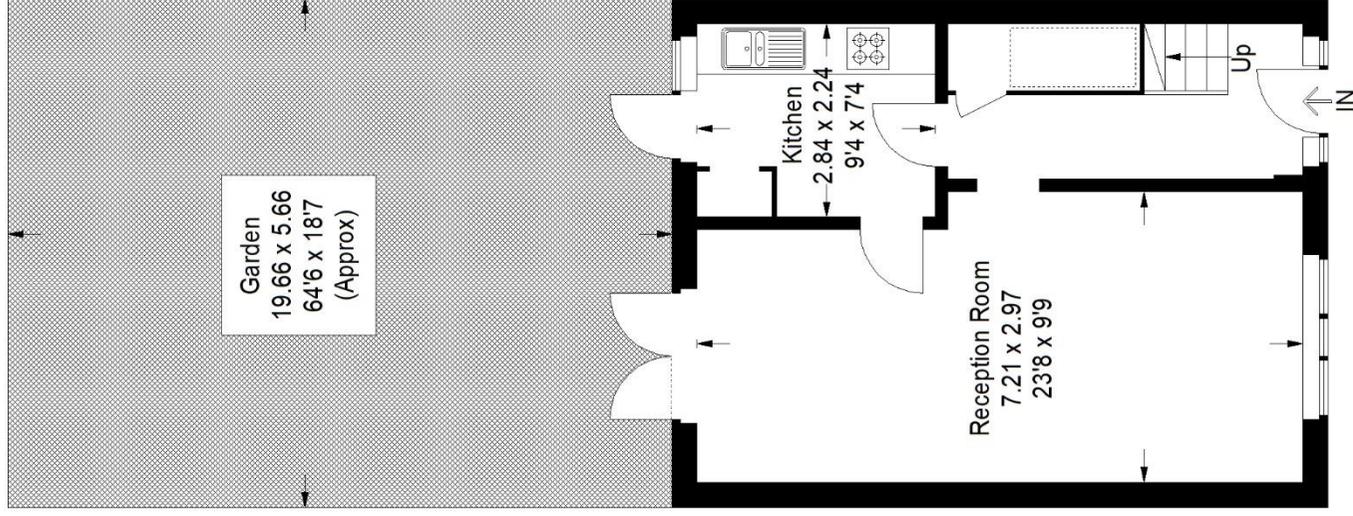
Hurstbourne Road, SE23

Approximate Gross Internal Area

Ground Floor = 40.2 sq m / 433 sq ft

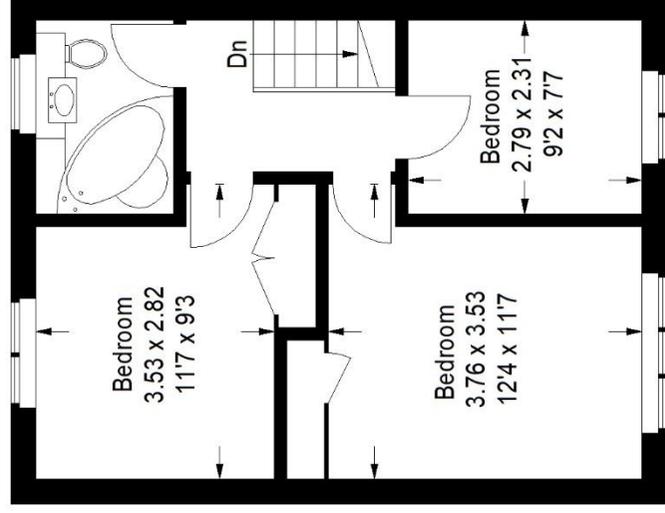
First Floor = 39.5 sq m / 425 sq ft

Total = 79.7 sq m / 858 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0"



First 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 | 72 C | 89 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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