



Montem Road, SE23 | £795,000

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# In General

- Chain free
- Three double bedrooms
- Wonderful rear garden
- Bright and spacious 25ft reception room
- Period features
- Potential to extend into the loft
- Built in wardrobes and storage
- Bike shed
- Close to local amenities
- Excellent transport links

# In Detail

A beautifully presented three-double-bedroom family home, ideally positioned on the quiet Montem Road and boasting an impressive private rear garden. Offered chain free.

Arranged over two floors and extending to approximately 1,055 sq ft, this charming property effortlessly blends generous living space with attractive period character. Upon entry, you are welcomed by a stunning 25 ft through reception featuring a large bay window, feature fireplace, and ample space for both relaxing and entertaining. To the rear, a bright and spacious kitchen/dining room provides the perfect hub for modern family living, with direct access onto a wonderful private garden, ideal for outdoor dining or simply unwinding.

The first floor comprises three well-proportioned bedrooms and a family bathroom suite. Further benefits include the potential to extend into the loft (subject to planning), double-glazed windows, built-in wardrobes and storage, a secure Asgard metal bike storage shed in the front with room for three bikes, and period features such as fireplaces, cornices, mouldings and so much more.

The property is located approximately 0.7 miles from Honor Oak Station and is also nearby Forest Hill, Catford and Catford Bridge stations, offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars, London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations.

The property is also conveniently situated for various local amenities, including a variety of restaurants, coffee shops, gastropubs, parks, cafés and green spaces such as Blythe Hill Fields.

Viewings are highly recommended! Call the Forest Hill sales team to arrange a viewing today.

EPC: D | Council Tax Band: D



# Floorplan

Montem Road, SE23

Total\* = 98.0 sq. m / 1055.3 sq. ft

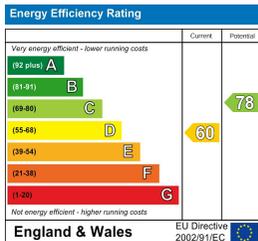
First Floor = 49.3 sq. m / 531.0 sq. ft

Ground Floor = 48.7 sq. m / 524.3 sq. ft

☐ = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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