



Woodcombe Crescent, SE23 | Guide Price £1,100,000

02087029444

[foresthill@pedderproperty.com](mailto:foresthill@pedderproperty.com)

**pedder**  
We live local







## In General

- Spacious reception room
- Five bedrooms
- Beautiful 95ft rear garden
- Separate fitted kitchen
- Two bathroom suites
- Close to excellent transport links
- Brick built outbuilding
- Abundance of light
- Eaves storage
- Popular street

## In Detail

A stunning five-bedroom semi-detached family home for sale on sought-after Woodcombe Crescent, featuring a beautiful 95ft private rear garden.

Spanning 1,646 sq ft, this exceptional property features a spacious double reception room, a separate fitted kitchen, five bedrooms, two modern bathrooms, and a beautifully landscaped rear garden. Additional features include abundant natural light, a Juliet balcony, generous eaves storage, double-glazed windows, a feature fireplace, and ample off-street parking. The beautifully maintained garden offers a spacious patio seating area, a well-kept lawn with a Koi pond, and a brick-built outbuilding.

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 distance to various amenities including a variety of restaurants, coffee shops, cafes, gastro pubs and the amazing Horniman Museum and Gardens.

Viewings are highly recommended - call the Pedder Forest Hill sales team to arrange yours today.

EPC: D | Council Tax Band: E

25





# Floorplan

## Woodcombe Crescent, SE23

Approximate Gross Internal Area  
(Excluding Eaves)

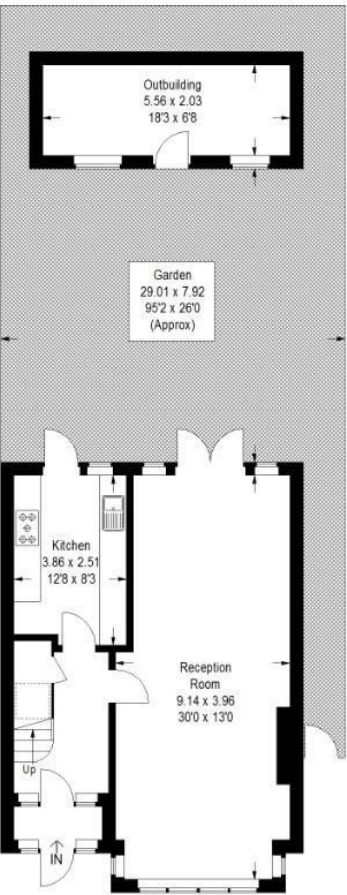
141.2 sq m / 1520 sq ft

Outbuilding = 11.7 sq m / 126 sq ft

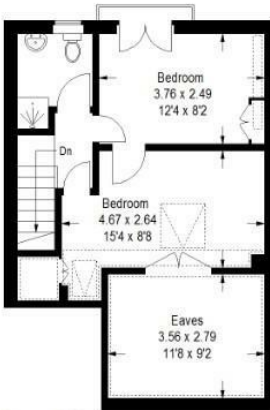
Total = 152.9 sq m / 1646 sq ft



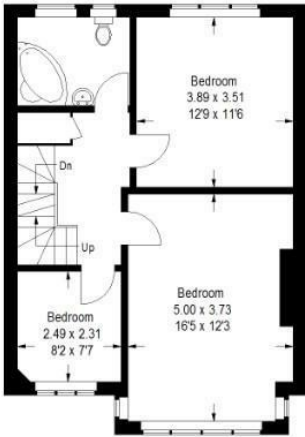
Reduced Headroom Below 1.5 M / 5'0"



Ground Floor



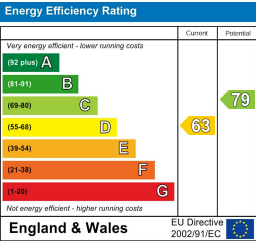
Second Floor



First Floor

Copyright www.pedderproperty.com © 2025

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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.