

Round Hill, SE26 | £650,000

02087029444 foresthill@pedderproperty.com











### In General

- Three bedrooms
- Spacious reception room
- Private rear garden
- Landscaped front garden
- Modern eat-in fitted kitchen
- Outbuilding
- Off-street parking
- Close to excellent transport links
- Neutral bathroom suite

## In Detail

A charming three-bedroom end of terraced house with a beautiful private garden for sale in a secluded but central location with off-street parking.

This wonderful home comprises a modern eat-in kitchen, three bedrooms, neutral bathroom suite, spacious reception room with patio doors leading directly on to a private rear garden. The property benefits further from a spacious landscaped front garden, a rear outbuilding, double glazing, downstairs WC, an abundance of light, lots of storage and so much more.

Located approximately just 0.5 miles from Forest Hill Station and 0.8 miles to Sydenham station, this house offers excellent transport links into London Bridge, Canada Water, Victoria, Waterloo, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of popular schools. restaurants, coffee shops, gastro pubs and many local parks.

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

EPC: D | Council Tax Band: D



















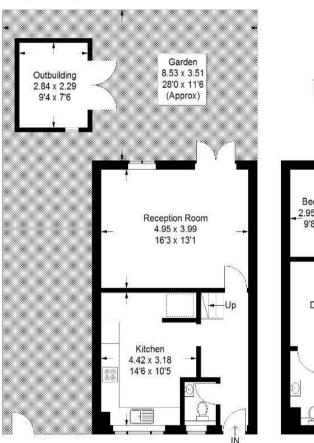


# Floorplan

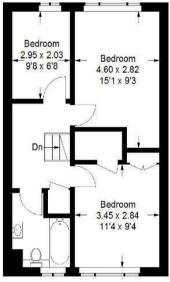
### Round Hill, SE26

Approximate Gross Internal Area (Excluding Outbuilding) 85.6 sq m / 921 sq ft





= Reduced headroom below 1.5 m / 5'0

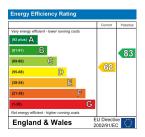


#### **Ground Floor**

#### 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.



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