



Perry Rise, SE23 | £1,200,000

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In General

- Semi-detached home
- Four bedrooms
- One bathroom and two separate WC's
- Edwardian features
- Loft access to a large high loft space
- Potential to extend STPP (Loft extension previously granted)
- Side access driveway with carport
- 154ft (47m) private rear garden
- Close to local amenities
- Excellent transport links

In Detail

A wonderful four bedroom semi-detached family home for sale with off street parking and a large 154ft private rear garden on the popular Perry Rise, SE23.

Spanning an impressive 1,723 sq ft and arranged over two floors, this beautiful Edwardian home combines character, space and outdoor living.

Upon entering you are greeted with the entrance hallway that has original Edwardian tiling and Parquet flooring. To the front you have the spacious reception room complete with bay window and fireplace as well as original stained glass windows, perfect for relaxing and entertaining.

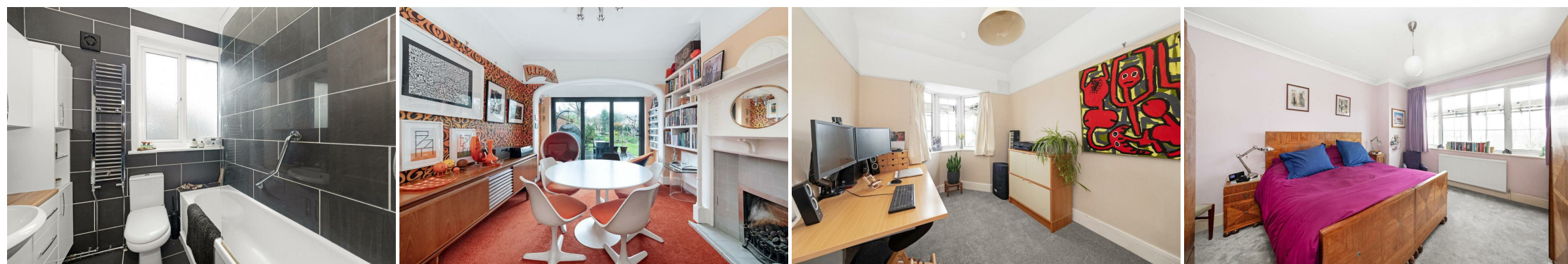
To the rear you'll find the dining room with fitted book shelves and bifold doors leading out to the large composite decking area as well as the modern kitchen fitted with integrated appliances. The 154ft private garden also has a fully powered outbuilding complete with a shower room. In addition at the rear of the mature well established garden there is a large workshop with a paved area to the front. There is also a summer house with a composite decked area and a greenhouse.

Leading up to the first floor you will find four well proportioned bedrooms alongside a family bathroom and a separate WC. Further benefits include off street parking with space for up to four cars, loft access with the potential to extend STPP, excellent storage throughout, an abundance of natural light and so much more.

The property is approximately 0.7 miles from Forest Hill station, offering excellent transport links to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations across London. It is also very well located for a wide range of local amenities, including outstanding primary schools, various green spaces such as Mayow Park, restaurants, supermarkets, coffee shops, cafés and gastro pubs.

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

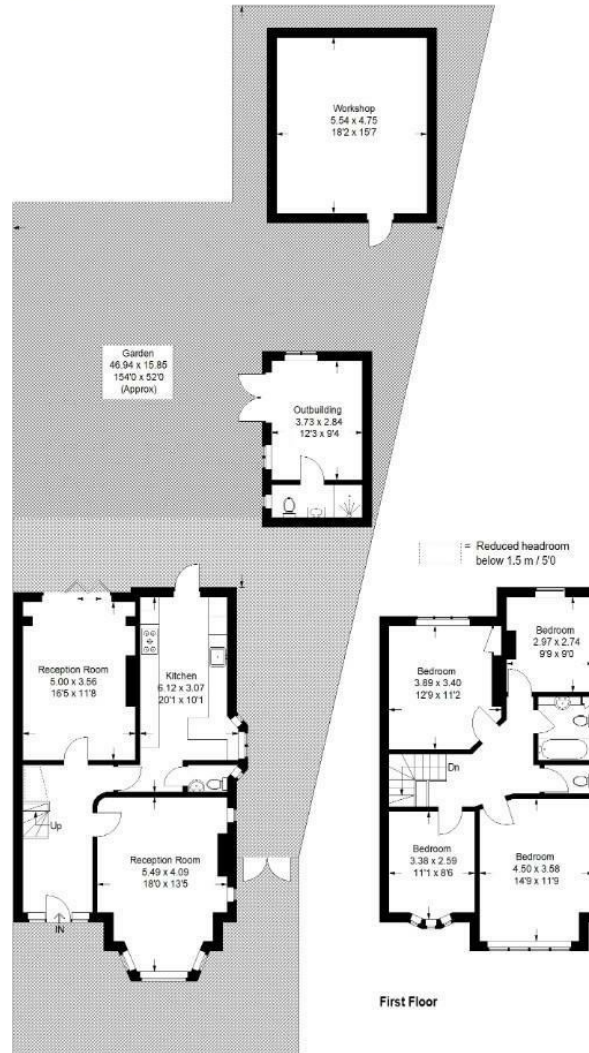
EPC: D | Council Tax Band: E



Floorplan

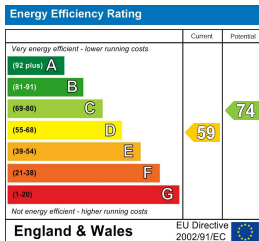
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Approximate Gross Internal Area (Excluding Outbuilding)
 133.6 sq m / 1438 sq ft
 Workshop = 26.5 sq m / 285 sq ft
 Total = 160.1 sq m / 1723 sq ft



Ground 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,
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