



Perry Rise, SE23 | £1,100,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Offered chain free
- Four bedroom detached family home
- 89ft west facing garden
- Driveway
- Two bathrooms
- Utility room
- Workroom/shop
- Period features
- Close to local amenities
- Excellent transport links

In Detail

A wonderful four double bedroom detached period family home with an 89 ft private rear garden, offered chain free. Arranged over two floors and extending to approximately 2,040 sq ft.

Upon entering, you are greeted by a spacious 17 ft reception room – ideal for both relaxing and entertaining. To the rear, the dining room sits perfectly between the reception room and the separate fitted kitchen, creating an excellent space for social gatherings.

The ground floor further comprises a guest WC, utility room and workroom/shop, offering exceptional flexibility for home working, hobbies or additional storage. The kitchen provides direct access to the truly impressive west-facing rear garden, which extends to approximately 89 ft – an ideal space for outdoor entertaining.

The first floor comprises four bedrooms (with the master bedroom benefiting from an ensuite) and an additional family bathroom.

Further benefits include a driveway, period features such as fireplaces, an abundance of natural light, excellent storage throughout and much more.

The property is approximately 0.6 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 Pedder Forest Hill sales team to arrange a viewing today.

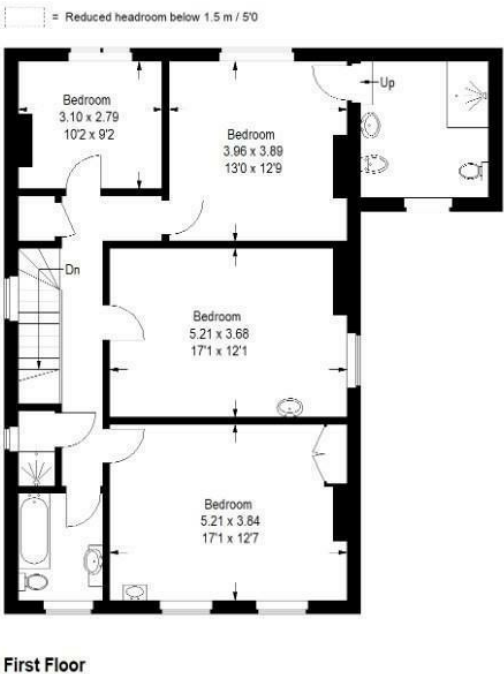
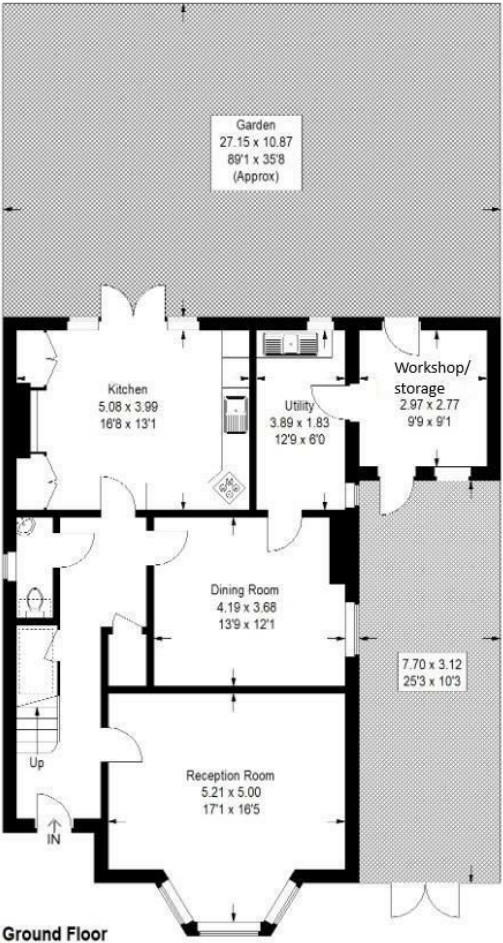
EPC: E | Council Tax Band: G



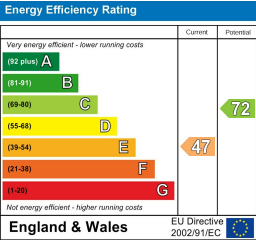
Floorplan

Perry Rise, SE23

Approximate Gross Internal Area
189.7 sq m / 2042 sq ft



Copyright www.pedderproperty.com © 2026
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.