



Duncombe Hill, SE23
£2,500,000

0208 702 9444
pedderproperty.com

pedder





In general

- Chain free
- Six double bedrooms
- Grand reception room/dining room
- Spacious fitted eat-in kitchen
- Large family bathroom with jacuzzi bath
- 52ft garage fit for four cars
- Double fronted
- Private access to Brockley Hill Park Estate Ornamental Garden Trust
- Gated off street parking
- 0.4 miles from Honor Oak Park and 0.9 Forest Hill Station

In detail

An exceptional double fronted detached family home for sale, set over almost 5,000 sq ft with private access to an incredible secluded gardens with tennis courts and much more.

This incredible spacious home set over three floors and comprises a master bedroom with a large en-suite bathroom, a further five double bedrooms, a grand reception room/dining room, spacious fitted eat-in kitchen, a large family bathroom with jacuzzi bath, and a separate utility room. The property also benefits from a 52ft garage fit for four cars and ample amounts of storage, a bright conservatory that leads on to a lovely south facing garden with private access to Brockley Hill Park Estate Ornamental Garden Trust which is only for use by residences on adjacent streets with no public access.

Further benefits include gated off street parking, study, large open hallways/landing, bay windows, water pressure system, access to tennis court, fireplaces, cornicing, built-in wardrobes, side access, an abundance of light and so much more.

The property is approximately 0.4 miles from Honor Oak Park Station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations across the whole of London. It is also very well located for access to various local amenities including a variety of schools, parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

Viewings are highly recommended but strictly by appointment only. Call the Pedder Forest Hill office today.

EPC: D | Council Tax Band: E | £160 per annum maintenance for the private gardens.



Floorplan

Duncombe Hill, SE23

Approximate Gross Internal Area

Lower Ground Floor = 132.5 sq m / 1426 sq ft

Ground Floor = 144.5 sq m / 1556 sq ft

First Floor = 107.3 sq m / 1155 sq ft

Second Floor = 65.5 sq m / 705 sq ft

Total= 449.8 sq m / 4842 sq ft



Copyright www.pedderproperty.com © 2023

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	75 C
39-54	E		
21-38	F		
1-20	G		

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.