



Dacres Road, SE23
£2,750PCM

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In general

- Available from the end of March
- Three double bedrooms
- Two reception rooms
- Modern fitted kitchen
- Four piece bathroom suite
- Utility room
- Private rear garden
- 0.3 miles from Forest Hill station
- Off-street parking / Driveway
- Beautiful parquet flooring

In detail

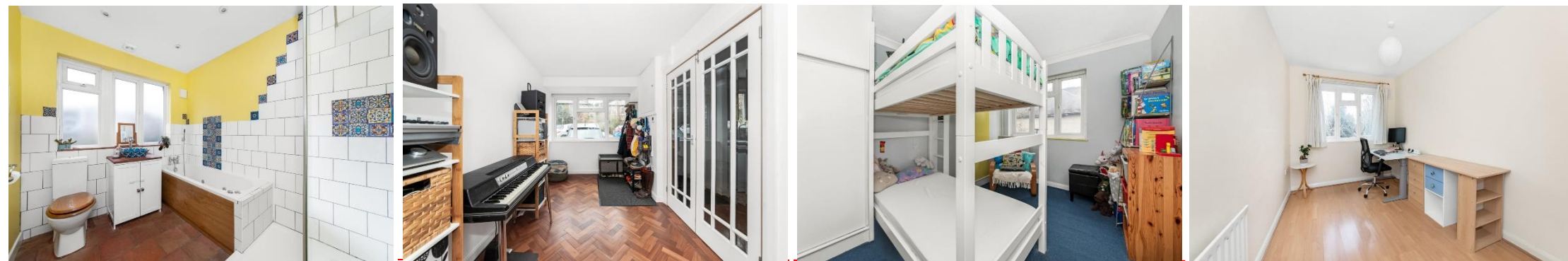
A charming three bedroom terraced house to let on the very popular Dacres Road, set just 0.3 miles from Forest Hill station.

This property comprises two reception rooms, a modern fitted kitchen, four piece bathroom suite, three double bedrooms and a conservatory area used as a utility room which leads directly onto the private rear garden which also has rear access via the neighbouring cul de sac. Further benefits include a driveway with large bike shed, gas central heating, plenty of storage, an abundance of light, beautiful parquet flooring and so much more.

Located just 0.3 miles from Forest Hill station, the property offers fantastic transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury and Islington and many other locations. It is also just a short walk to various amenities including a variety of restaurants, coffee shops, cafes, gastro pubs, parks and great range of very popular schools and nurseries.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing today.

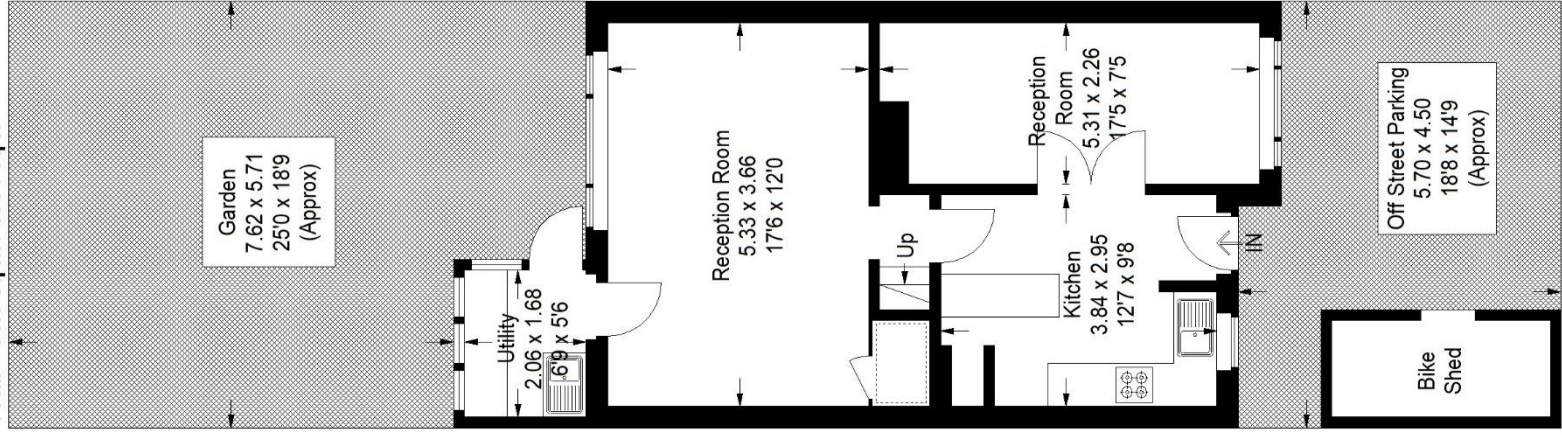
EPC: D | Council Tax Band: D | Available from the end of March | Offered part furnished | HD: £634.61 | SD: £3,173.07



Floorplan

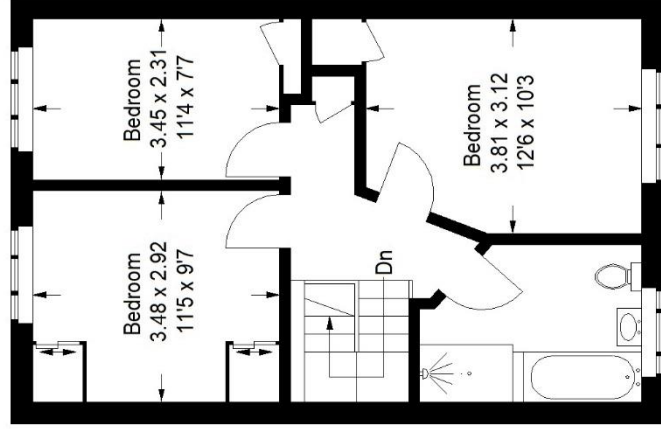
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Approximate Gross Internal Area
 Ground Floor = 47.0 sq m / 506 sq ft
 (Excluding Bike Shed)
 First Floor = 45.5 sq m / 490 sq ft
 Utility = 3.5 sq m / 38 sq ft
 Total = 96.0 sq m / 1034 sq ft



Ground Floor

☐ = Reduced headroom below 1.5 m / 5'0"



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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