



Ticehurst Road, SE23 | £950,000

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In General

- Chain-free
- Four bedroom family home
- 150ft South-facing garden
- Popular quiet street
- Garage
- Open plan kitchen/reception room
- Charming period features
- Two bathrooms and a separate WC
- An abundance of natural light
- Excellent storage throughout

In Detail

An exceptional four-bedroom family home situated on the highly sought-after Ticehurst Road in Forest Hill, boasting a stunning 150ft south-facing garden and offered chain-free.

Extending to approximately 1,606 sq ft and arranged over three floors, this substantial home offers bright, well-balanced accommodation ideally suited to modern family living. Upon entering, you are welcomed by a spacious and elegant front reception room, while a convenient ground-floor WC adds further practicality. To the rear, the property opens into a superb open-plan kitchen and reception space complete with underfloor heating, forming the heart of the home. Stylish bi-fold doors seamlessly connect the interior with the impressive south-facing garden, creating a wonderful setting for both everyday living and entertaining.

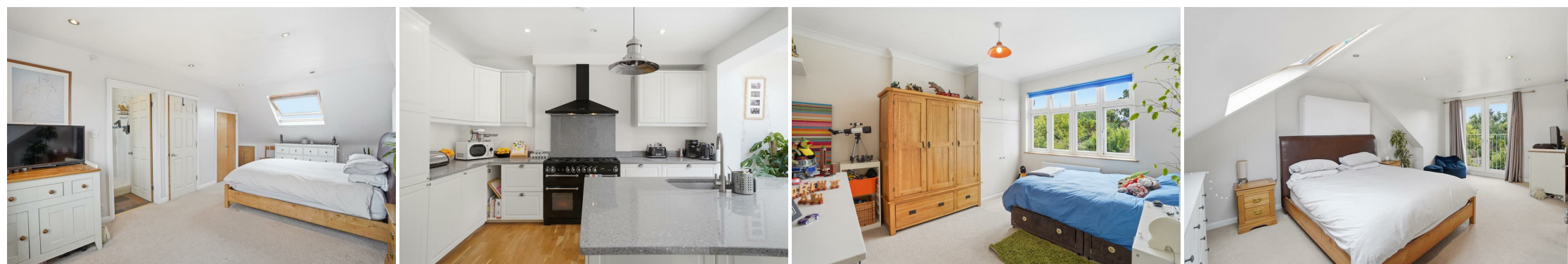
The first floor hosts three well-proportioned bedrooms, served by a contemporary four-piece family bathroom. Occupying the entire top floor, the impressive principal suite provides a peaceful retreat, complete with an en-suite shower room and a charming Juliet balcony enjoying attractive elevated views.

The property further benefits from a wealth of period character, excellent natural light throughout, generous storage, gas central heating and a garage, combining practicality with timeless appeal.

Conveniently located just 0.8 miles from Forest Hill station, the property enjoys excellent transport links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and beyond. A wide range of local amenities are also within easy reach, including independent cafés, coffee shops, restaurants, gastropubs, parks and highly regarded schools.

Viewings are highly recommended. Contact the Pedder Forest Hill sales team today to arrange your viewing.

EPC: D | Council Tax Band: D



Floorplan

Ticehurst Road, SE23

Total* = 149.2 sq. m / 1606.4 sq. ft
 Second Floor = 39.0 sq. m / 419.5 sq. ft
 First Floor = 43.8 sq. m / 471.7 sq. ft
 Ground Floor = 66.5 sq. m / 715.3 sq. ft
 ☐ = Reduced head room below 1.5m

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*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		62	70
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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