



Kinver Road SE26
£500,000 - OIEO

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In general

- End of terrace Victorian conversion
- Garden room / studio for those working from home
- Ground floor with direct access onto private 66ft garden
- Kitchen / breakfast room
- Reception
- 2 Double bedrooms
- Close to Sydenham Overground

In detail

An exceptional Victorian conversion, with glorious garden and studio, available for sale on this residential road in Upper Sydenham.

Beautifully presented throughout, this light filled property provides a most comfortable, homely retreat in a highly sought after location. Comprising two double bedrooms with fitted storage, a kitchen breakfast room, family bathroom and lounge with French doors onto the private outside space.

The garden is something of an oasis, thoughtfully landscaped with a good selection of trees and herbaceous borders providing the perfect setting for alfresco dining. To the rear is the invaluable home office / garden room.

The property also enjoys a wonderfully wide paved side return and side access, being end of terrace.

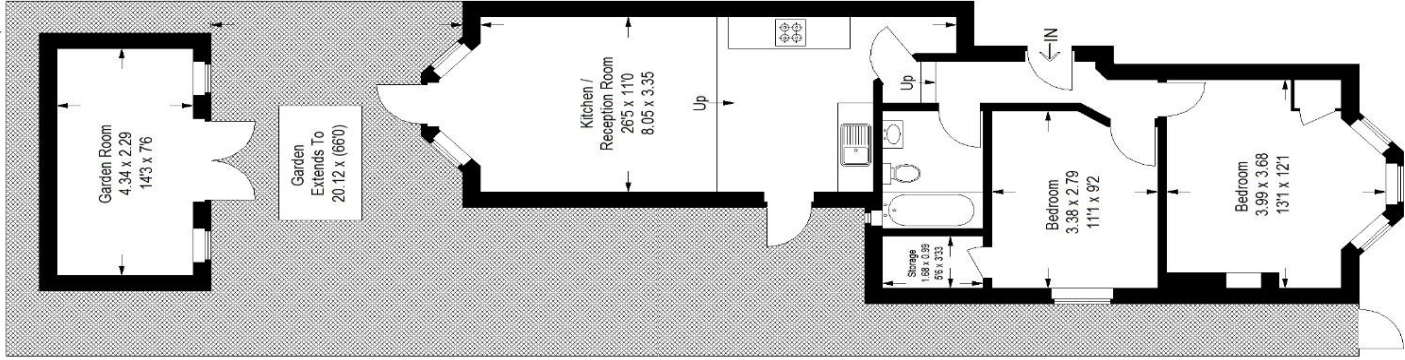
Kinver Road is a particularly attractive area for those who enjoy a central spot coupled with a peaceful location, access to a wealth of amenities, green open spaces and Sydenham Overground. EPC - tbc



Floorplan

Kinver Road, SE26

Approximate Gross Internal Area
Ground Floor = 59.1 sq m / 636 sq ft
Garden Room = 10.3 sq m / 111 sq ft
Total = 69.4 sq m / 747 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 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	65 D	76 C
39-54	E		
21-38	F		
1-20	G		

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