



Larkbere Road SE26
£650,000

0208 702 9777
pedderproperty.com

pedder



In general

- Characterful Victorian House
- Beautifully presented
- Through reception
- Wood flooring
- Light filled kitchen breakfast room
- Landscaped rear garden
- 4 bedrooms
- Bathroom and shower room
- Great transport links
- Close to Mayow Park

In detail

An exceptional four bedroom Victorian house, immaculately presented and enviably positioned on a popular residential road in Sydenham.

This characterful yet contemporary property has been meticulously upgraded throughout by the current owners and now provides a warm, light filled, comfortable home for an incoming purchaser to immediately enjoy.

Utilising a harmonious colour scheme and high quality fittings, the property comprises a through reception, a stylish kitchen with breakfast area which enjoys an abundance of natural light through the sky light and large patio.

The first floor offers two double bedrooms and a large family bathroom whilst the top floor provides two further bedrooms and a beautiful shower room. To the rear is a landscaped garden stocked with established plants providing a tranquil retreat.

Every element of this property has been finished to a high standard and should be viewed to be fully appreciated.

EPC: D



Floorplan

Larkbere Road, SE26

Approximate Gross Internal Area

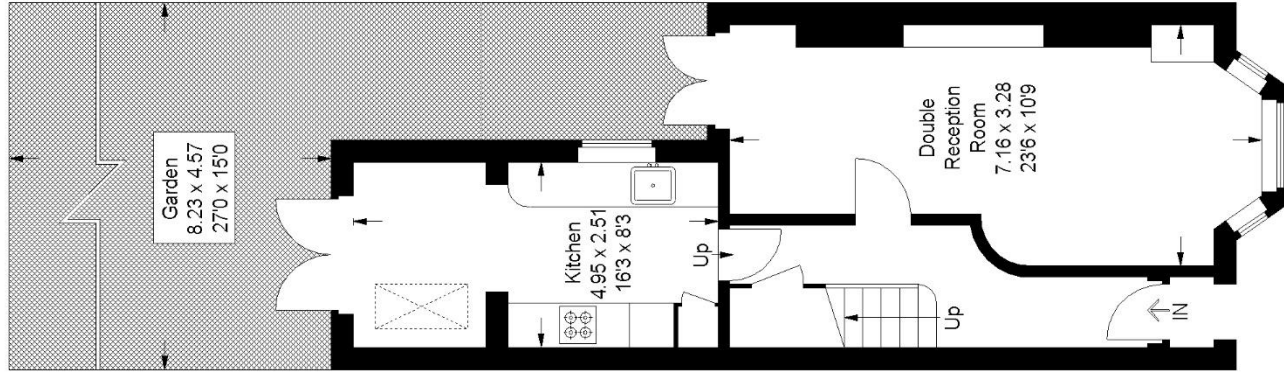
Ground Floor = 42.2 sq m / 454 sq ft

First Floor = 36.0 sq m / 387 sq ft

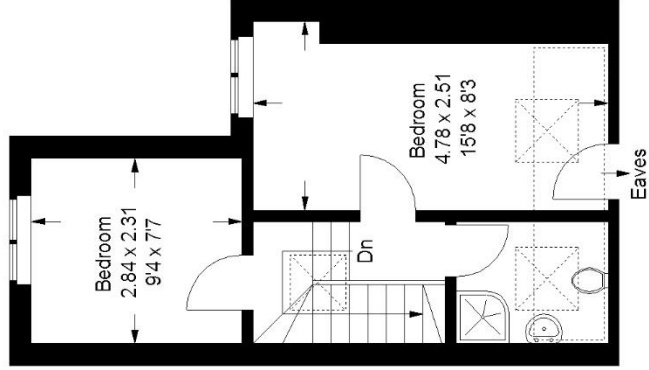
Second Floor = 28.4 sq m / 306 sq ft

Total = 106.6 sq m / 1147 sq ft

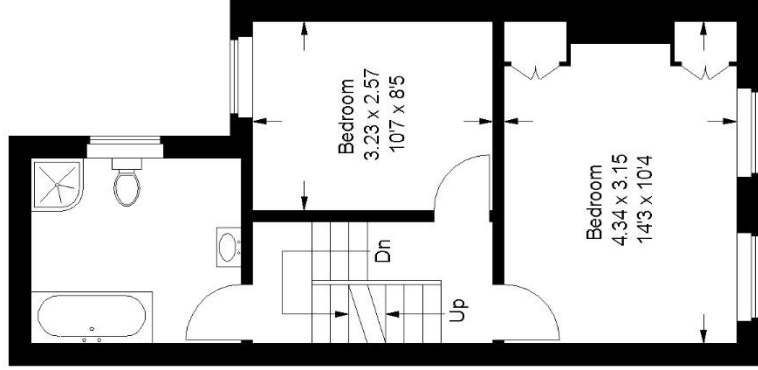
 = Reduced Headroom Below 1.5 M / 5'0"



Ground Floor



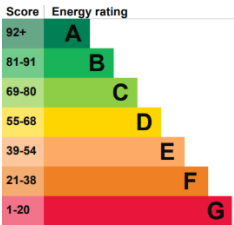
Second Floor



First Floor

Copyright www.pedderproperty.com © 2021

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.



Current	Potential
66 D	81 B

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.