



Byne Road SE26
£800,000

0208 702 9777
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In general

- Beautiful Semi Detached home
- Wealth of features
- Three double bedrooms
- Three receptions
- Large rear garden
- Well maintained with some work needed
- Excellent transport links

In detail

Enviably located on a residential road in Sydenham, this much loved semi detached home enjoys a 39'6ft rear garden, access to excellent transport links and superb potential.

Presenting 1,313 sqft of accommodation over two floors, this fine period home is quite a rarity to the market having been occupied and beautifully maintained by the family for over 80 years. Enjoying a wealth of period features, the property also offers tremendous scope and possibilities for an incoming purchaser to recreate a space that suits their individual needs.

Comprising three receptions, a kitchen, three double bedrooms, bathroom and separate WC. To the rear of the house is the large garden, currently a blank canvas, with plenty of space to be creative.

Byne Road is a lovely residential location, very close to transport links including Penge East (London Victoria) Sydenham Overground and several bus routes. The wide variety of amenities along the high street means you never need travel far to pick up essentials and there are also some wonderful parks and good local schools close by.

EPC: E | Council Tax Band E



Floorplan

Byne Road SE26

Approximate Gross Internal Area

Ground Floor = 63.4 sq m / 682 sq ft

First Floor = 58.6 sq m / 631 sq ft

Total = 122.0 sq m / 1313 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		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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