



Homecroft Road SE26
£875,000

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In general

- Beautifully presented Edwardian house
- Extended and upgraded throughout
- West facing garden
- Three double bedrooms
- Potential to extend further STP
- Through reception
- Cloakroom
- Close to great transport links
- Surrounded by green open spaces

In detail

A stunning three double bedroom, Edwardian home with west facing garden, located within close proximity of good transport links, green open spaces and a wealth of shopping facilities.

Upgraded, extended and offering an immediately enjoyable space, this characterful property could make an ideal next step for a young or growing family seeking a conveniently placed home.

Offering 1,237 sqft of accommodation over two floors, the property comprises a through reception, a charming bespoke kitchen dining room opening onto the rear garden with reclaimed brick patio area, well maintained lawn and beds. Upstairs are three double bedrooms and a family bathroom.

Homecroft Road is an attractive road, benefiting from excellent transport links including Penge East and Sydenham with services to London Bridge and London Victoria, close proximity to green open spaces including Crystal Palace Park and Alexandra Recreation ground, as well as a variety of restaurants, coffee shops and pubs.

EPC: E | Council Tax Band D

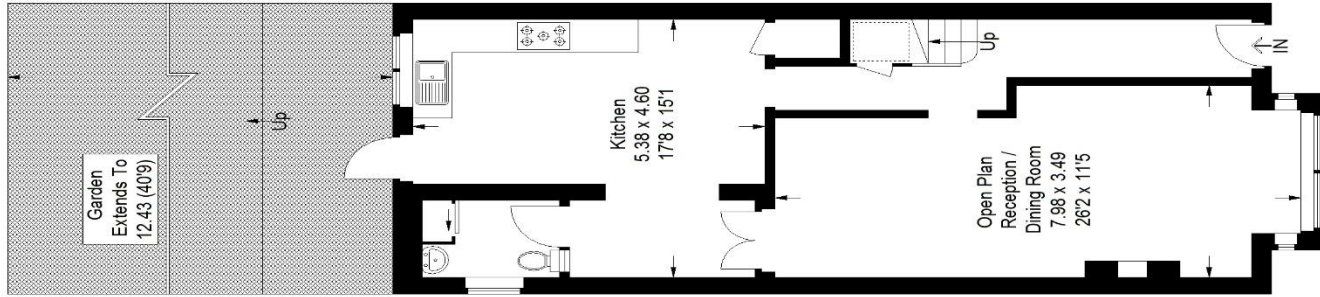


Floorplan

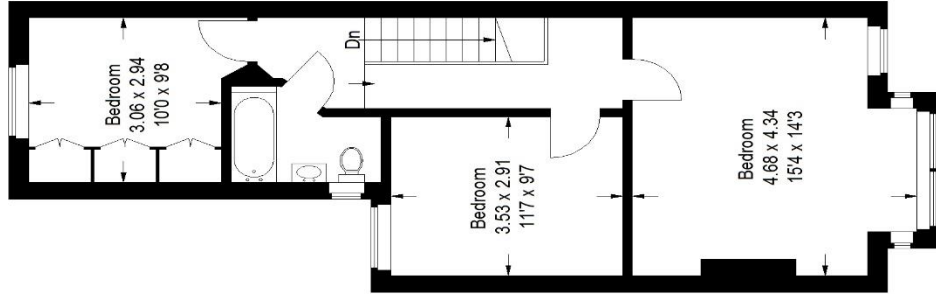
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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Approximate Gross Internal Area
Ground Floor = 62.2 sq m / 670 sq ft
First Floor = 52.7 sq m / 567 sq ft
Total = 114.9 sq m / 1237 sq ft



Reduced headroom below 1.5 m / 5'0



Ground Floor

First Floor

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