



Girton Road SE26  
£750,000

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# In general

- Immaculately presented Victorian house
- 5 bedrooms
- Contemporary bathroom and shower room
- Beautiful front and rear gardens
- Close to a wealth of amenities
- Great transport links
- Good local schools close by
- Potential to extend

# In detail

A light, bright and immaculately presented Victorian house arranged over three floors, benefiting from beautiful front and rear gardens, in a very popular residential street in Sydenham.

The property has been finished to the highest of specifications offering a bespoke and exacting finish incorporating period features and contemporary accents.

Comprising a lounge with fireplace, plantation shutters and wood flooring, a dining room which opens onto a stylish fully integrated kitchen, ideal for entertaining and socialising which is also flooded with light through the large patio doors. The first floor offers a contemporary family bathroom, two double bedrooms and a third room which lends itself well to a child's room or study, whilst the top floor offers a further two double bedrooms and shower room.

The rear garden of 57'1ft provides a tranquil retreat, well stocked with established planting, a large patio area perfect for alfresco dining and shed to the rear.

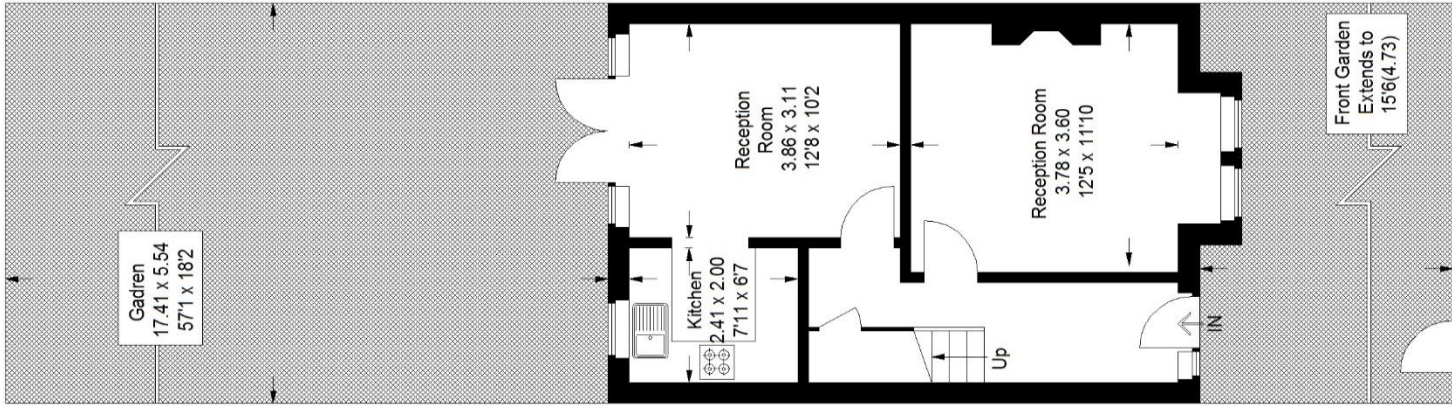
Girton Road is a pretty and residential tree lined road, close to a wealth of shopping facilities, good local schools, transport links and several green open spaces  
EPC - D



# Floorplan

## Girton Road SE26

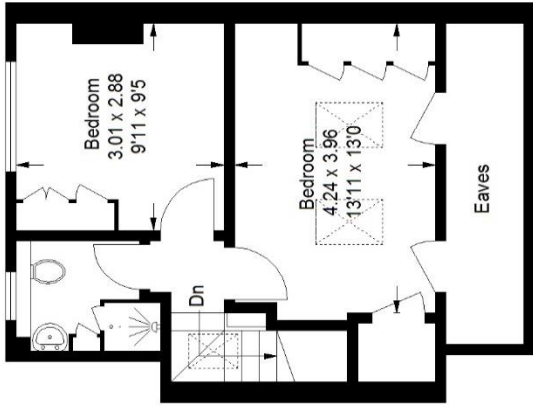
Approximate Gross Internal Area  
Ground Floor = 42.2 sq m / 454 sq ft  
First Floor = 41.7 sq m / 449 sq ft  
Top Floor (Excluding Eaves)  
30.0 sq m / 323 sq ft  
Total = 113.9 sq m / 1226 sq ft



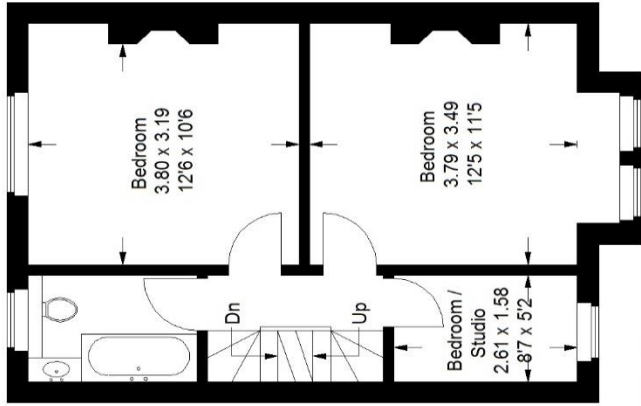
### Ground Floor

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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.



### Top Floor



### First Floor