



Tannsfeld Road SE26
Guide Price £800,000 to £825,000

0208 702 9777
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In general

- Semi-Detached house of 2,037 sq ft
- Superb potential
- Off Street Parking
- 7 Bedrooms
- 5 Shower rooms and a bathroom
- Garden with 2 outhouses
- No onward chain
- Moments from a wealth of amenities

In detail

Enviably located in the centre of Sydenham, this seven bedroom semi detached home enjoys a mature rear garden with two outhouses, off street parking, is moments from a wealth of facilities along the high street and green open spaces

Built circa 1930's, this era of property typically offers a wider footprint in comparison to a traditional Victorian terrace, providing 2,037 sq ft of accommodation over three floors. The property also offers superb potential for an incoming purchaser to redesign and create a home to suit their own style and taste.

Currently the property comprises seven bedrooms, five shower rooms, a bathroom, a kitchen breakfast room and a conservatory. The garden is 27' and currently has two outhouses which could be redesigned to create either a home gym, studio or garden office.

Tannsfeld Road is an attractive residential street close to numerous green open spaces including Alexandra Recreation grounds and Cator Park. Transport is conveniently close with both Sydenham Overground and Penge East (London/Victoria) offering good links.

EPC: D



Floorplan

Tanfield Road, SE26

Approximate Gross Internal Area

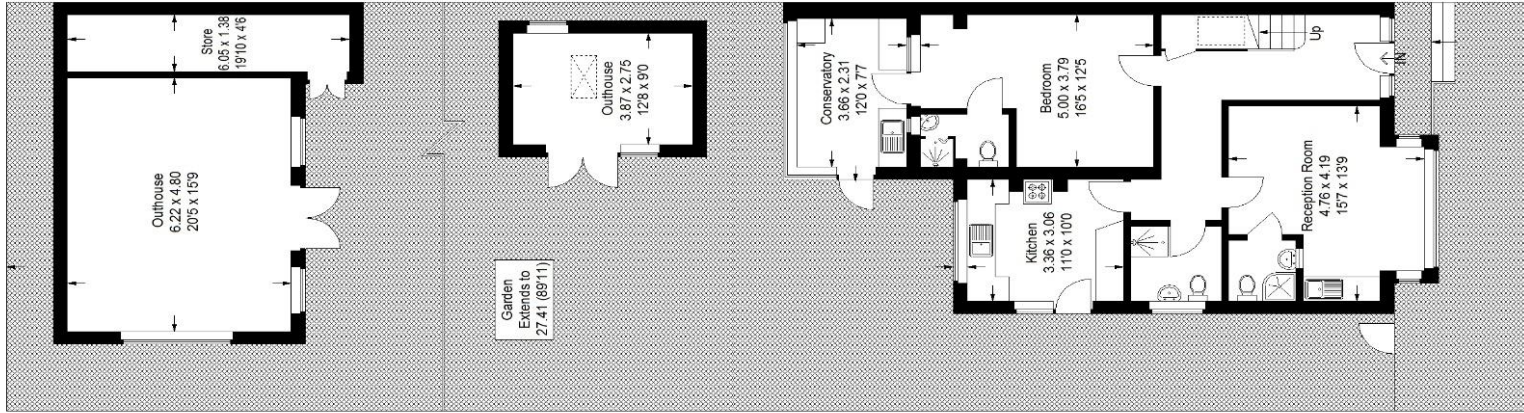
Ground Floor = 79.2 sq m / 852 sq ft

First Floor = 65.3 sq m / 703 sq ft

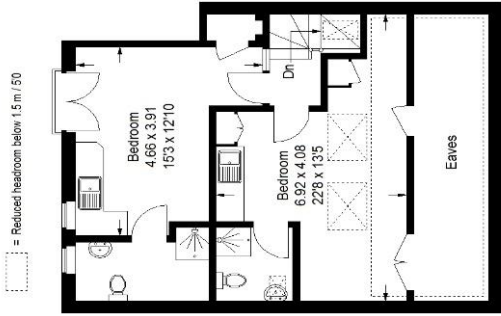
Second Floor = 48.1 sq m / 518 sq ft

(Excluding Outbuildings / Eaves)

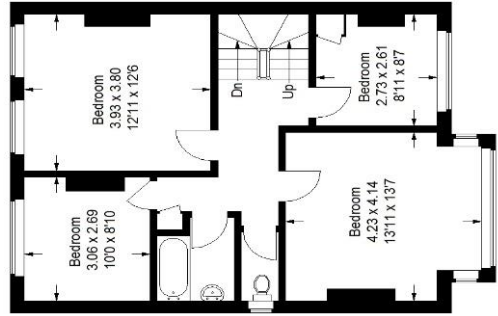
Total = 192.6 sq m / 2073 sq ft



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		82 B
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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