



Venner Road SE26
OIEO £600,000

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In general

- No through road
- Five double bedrooms
- Kitchen / breakfast room
- Recently refurbished bathroom
- Recently refurbished cloakroom
- Off street parking
- West facing garden
- Very close to Sydenham and Penge East rail

In detail

A three storey, five bedroom, freehold house for sale in Sydenham, very close to great transport, green open spaces and a wealth of shopping and leisure facilities.

Set on this residential and no through road, the location is desirable. The ground floor comprises of a kitchen / breakfast room, lounge, downstairs cloak room and access to a private west facing garden. Across the upper floors are five double bedrooms and a recently refurbished bathroom.

The garden is west facing and has been landscaped to provide a tranquil retreat, whilst to the front is off street parking for two cars.

Venner Road is well located for access to both Penge East (London / Victoria) and Sydenham Overground, several open green spaces including Crystal Palace and Mayow Park, good local schools and a wealth of shopping facilities along the high street.

EPC: C | Council Tax Band D



Floorplan

Venner Road SE26

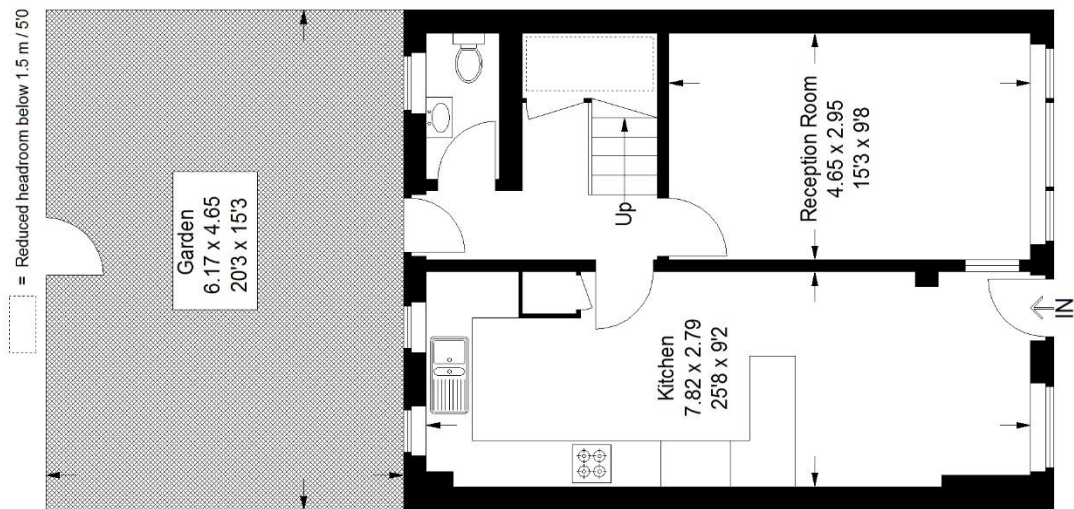
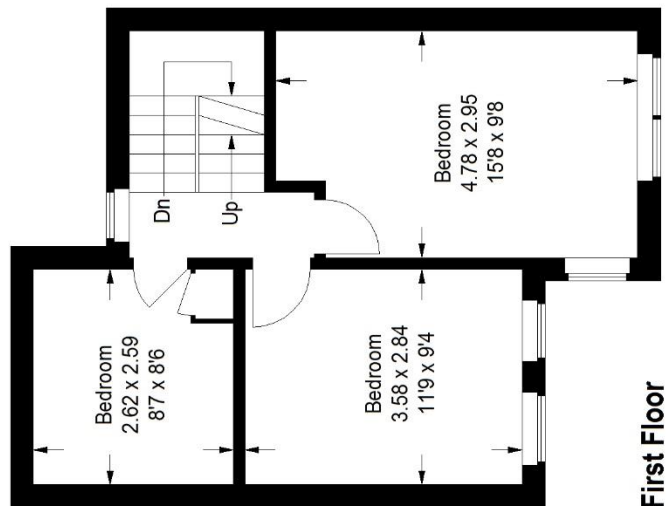
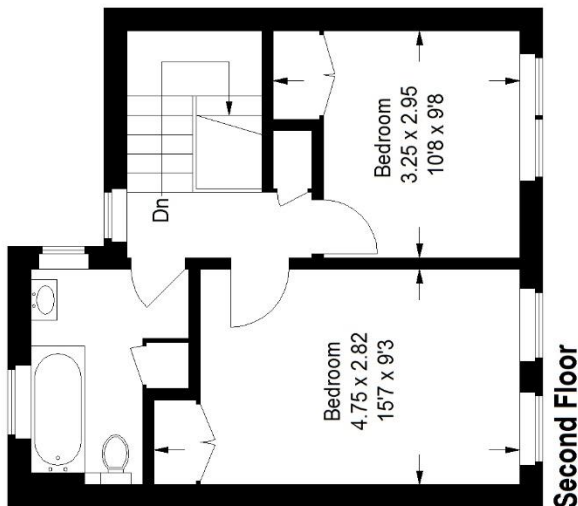
Approximate Gross Internal Area

Ground Floor = 46.6 sq m / 501 sq ft

First Floor = 38.0 sq m / 409 sq ft

Second Floor = 33.6 sq m / 362 sq ft

Total = 118.2 sq m / 1272 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	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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