



Kirkdale SE26
Guide £800,000

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In general

- Four double bedrooms
- Spacious front reception room
- Modern open plan kitchen/dining room
- Loft conversion
- Family bathroom suite
- Huge 75ft private rear garden
- Off-street parking
- Original features
- Extensive modernisation
- Close to excellent transport links

In detail

A stunning four double bedroom family home for sale with a beautiful 75ft private rear garden and off-street parking.

This wonderful property has been recently refurbished and is set over approximately 1,400 Sq Ft comprising of a spacious front reception room complete with bay window, modern bathroom suite, four double bedrooms of which the master suite has been architecturally designed in the loft which boasts an en-suite and a bright open plan kitchen/dining room that leads directly via bi-folding doors to an incredibly spacious private rear garden, perfect for alfresco dining/entertaining. Further benefits include an EV charger and front driveway, extensive modernisation throughout the property, new central heating, re-wiring, re-plastering, Herringbone Parquet floors, new carpets, Quartz kitchen worktops and new windows. The property also includes many original features such as ornamental fireplace and stained glass kitchen doors.

The property is situated with close proximity to Forest Hill, Sydenham and Sydenham Hill stations offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Brixton, Herne Hill, Whitechapel, Highbury & Islington and many other locations. It is also very well placed for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes, gastro pubs and popular schools.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: D | Council Tax Band: E | Freehold.



Floorplan

Kirkdale, SE26

Approximate Gross Internal Area

Ground Floor = 53.0 sq m / 571 sq ft

First Floor = 51.6 sq m / 555 sq ft

Second Floor = 27.7 sq m / 298 sq ft

Total = 132.3 sq m / 1424 sq ft



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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		
55-68	D		
39-54	E	47 E	63 B
21-38	F		
1-20	G		

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