



Byne Road SE26
£650,000

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In general

- Superb split level conversion of 1,327 sq ft
- Wealth of period detailing
- Kitchen / dining room of 19'10ft
- 3 Double bedrooms
- Single bedroom / study
- Bathroom and Shower room
- Superb eaves storage with potential
- Pretty private garden
- Great access to transport links

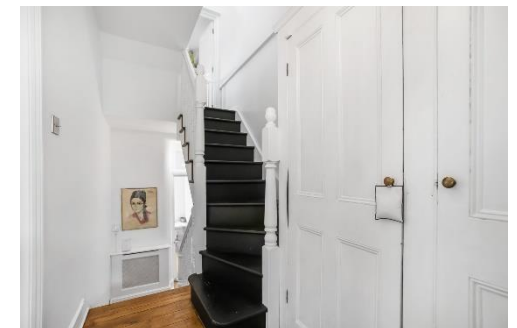
In detail

An elegant and beautifully presented four bedroom Victorian conversion with private garden, conveniently located close to several open green spaces and great transport links.

This generously proportioned and characterful property has been meticulously remodelled and upgraded throughout, which has resulted in a truly impressive space ready for an incoming purchaser to immediately enjoy.

Utilising a harmonious colour scheme, signature pieces and quality fittings the owners have spared no expense in creating this tranquil retreat arranged over two floors. Comprising a light filled reception with charming window seat, a stunning living / dining / kitchen ideal for socialising, three double bedrooms, a single bedroom / study, family bathroom and a shower room. To the rear is the private garden which offers a raised deck area and low level lawn.

This location is moments from a wealth of leisure and shopping amenities as well as superb transport links which include both Sydenham Overground and Penge East (London/Victoria)



Floorplan

Byne Road SE26

Approximate Gross Internal Area
Ground Floor = 2.7 sq m / 29 sq ft
First Floor = 76.7 sq m / 826 sq ft
Second Floor (Including Eaves Storage)
54.7 sq m / 589 sq ft
Total = 134.1 sq m / 1444 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	59 D	67 D
39-54	E		
21-38	F		
1-20	G		

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