



Paddock Close SE26  
Guide £500,000 to £525,000

0208 702 9777  
[pedderproperty.com](http://pedderproperty.com)

**pedder**







# In general

- Quiet residential location close to Mayow Park
- 4 double bedrooms
- South facing private garden
- No onward chain
- Freehold
- Good transport links

# In detail

A charming four bedroom freehold house, tucked away in a highly desirable cul de sac close to Mayow Park

Located in a low density development the property offers well-proportioned accommodation over two levels and comprises a good sized reception room with space for dining, a kitchen which opens onto a patioed south facing garden, four double bedrooms and a shower room. There is also a downstairs cloakroom.

This location is perfectly suited to those who enjoy being centrally located whilst enjoying the benefits of a residential no through road.

Paddocks Close is within close proximity to the wonderful open green spaces for Mayow Park, Sydenham Overground and several coffee shops, pubs and shopping facilities.  
EPC - C

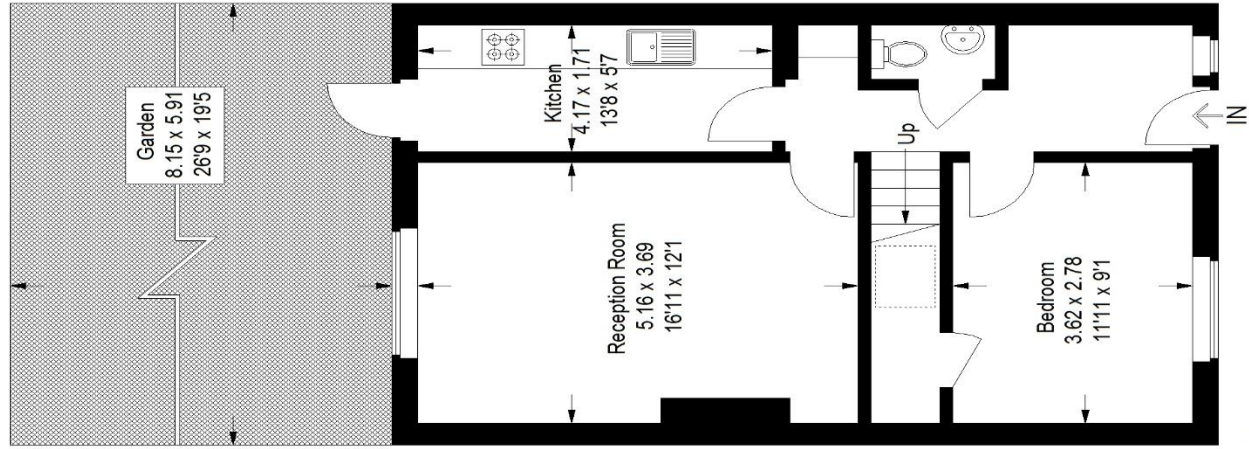


# Floorplan



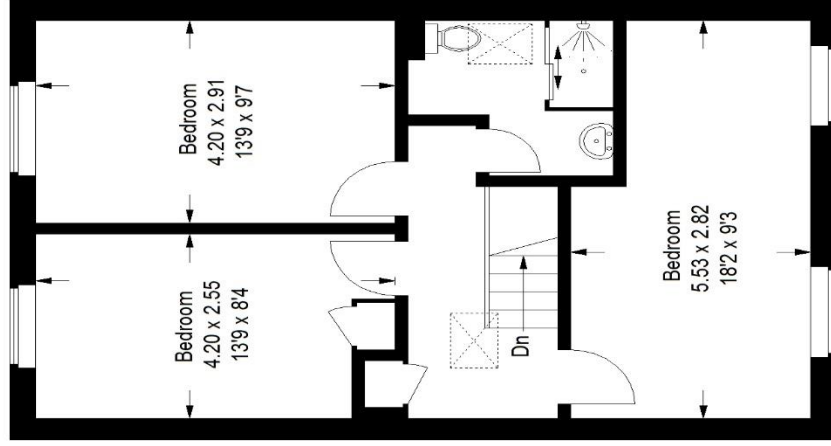
## Paddocks Close SE26

Approximate Gross Internal Area  
 Ground Floor = 50.1 sq m / 539 sq ft  
 First Floor = 49.8 sq m / 536 sq ft  
 Total = 99.9 sq m / 1075 sq ft



**Ground Floor**

 = Reduced headroom below 1.5 m / 5'0"



**First Floor**

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

72	C	86	B
----	---	----	---

Copyright www.pedderproperty.com © 2021

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.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.