



Homecroft Road SE26
OIEO £925,000

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In general

- Stunning Edwardian Freehold house
- West facing garden
- Contemporary and stylish kitchen dining room
- Underfloor heating in kitchen
- High quality fittings
- Four double bedrooms
- Bathroom and shower room
- Through reception
- Wealth of features
- Excellent transport links

In detail

A stunning four double bedroom, Edwardian home with west facing garden, located within close proximity of good transport links, green open spaces and a wealth of shopping facilities.

Upgraded, redecreated and offering an immediately enjoyable space, this characterful property could make an ideal next step for a young or growing family seeking a conveniently placed home.

Offering 1,463 sqft of accommodation over three floors, the property comprises a through reception with beautiful honey stained original floorboards, high ceilings and elegant fireplaces, a contemporary and stylish kitchen dining room, with Neff appliances, opening onto west facing rear garden which has been landscaped with socialising and entertaining in mind; incorporating a large decked area with seating and lawn with mature borders.

Upstairs are three double bedrooms and a family bathroom, whilst the second floor provides a further double bedroom with far reaching views and large shower room.

Homecroft Road is an attractive road, benefiting from excellent transport links including Penge East and Sydenham with services to London Bridge and London Victoria, close proximity to green open spaces including Crystal Palace Park and Alexandra Recreation ground, as well as a variety of restaurants, coffee shops and pubs.

EPC: E | Council Tax Band D



Floorplan

Homecroft Road, SE26

Approximate Gross Internal Area

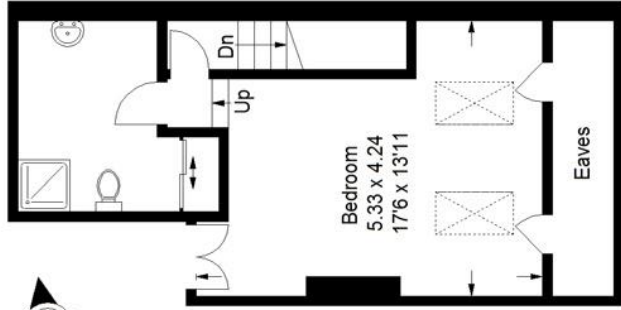
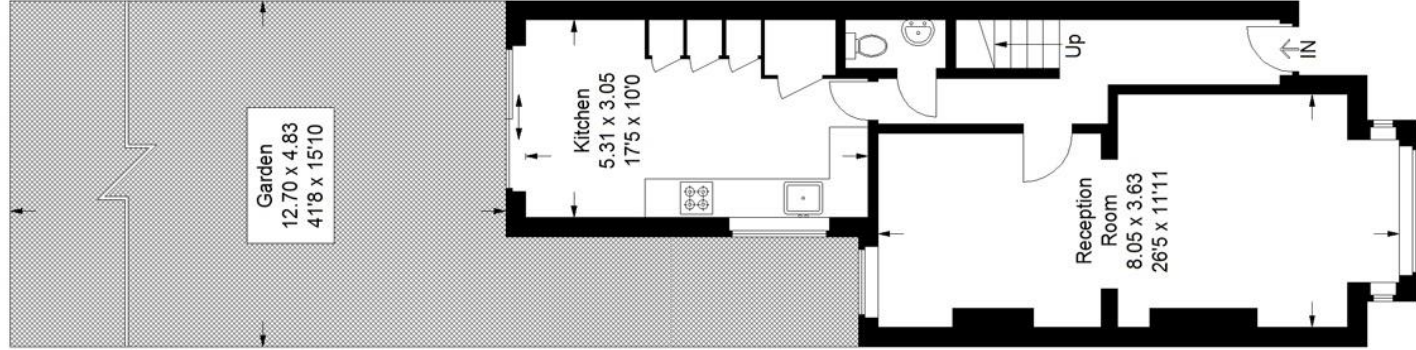
Ground Floor = 52.2 sq m / 562 sq ft

First Floor = 52.8 sq m / 568 sq ft

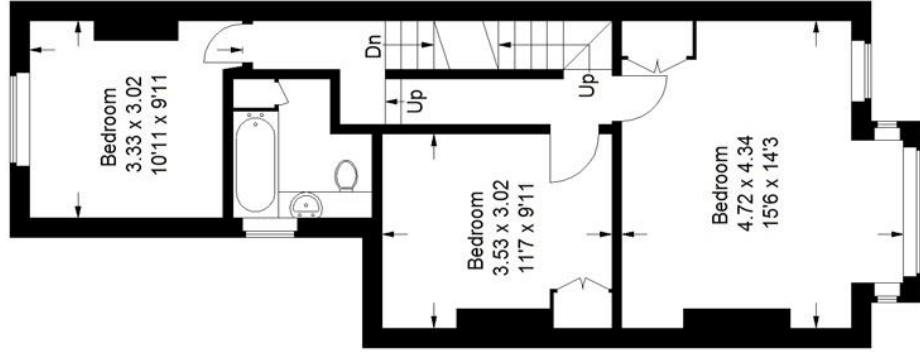
Second Floor (Excluding Eaves)

30.9 sq m / 333 sq ft

Total = 135.9 sq m / 1463 sq ft



Second Floor



First Floor

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		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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