



Morland Road SE20  
Guide £835,000- £850,000

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# In general

- Charming Cul De Sac residential location
- Semi Detached Victorian House
- Extended Kitchen / Dining / Family room
- Four bedrooms
- Bathroom and Shower Room
- WC
- Lovely rear garden
- Close to excellent transport links
- No onward chain

# In detail

A beautiful semi-detached Victorian home, located on one of the area's most desirable residential roads, close to great local schools, a wealth of amenities and wonderful green spaces.

This impressive four bedroom property, provides well balanced accommodation over three floors and a very attractive opportunity to reside in this wonderfully exclusive cul de sac.

Enjoying a wealth of features throughout, the house presents two receptions, WC, the all-important kitchen/dining/family room with an area for a large dining table, lounge and ample space to entertain. Doors lead out to the 44'2 ft rear garden which provides a large lawn area, mature borders and a large flag stone patio, ideal for al fresco dining. The upper floors include a large family bathroom, shower room and the four bedrooms.

This little-known road, located just off Lennard Road, is home to just 14 houses, which in turn creates a lovely community feel. Enviably situated close to a wealth of shopping facilities, excellent transport links including Sydenham Overground, Penge East and Kent House.

EPC: D | Council Tax Band E



# Floorplan

Morland Road, SE20

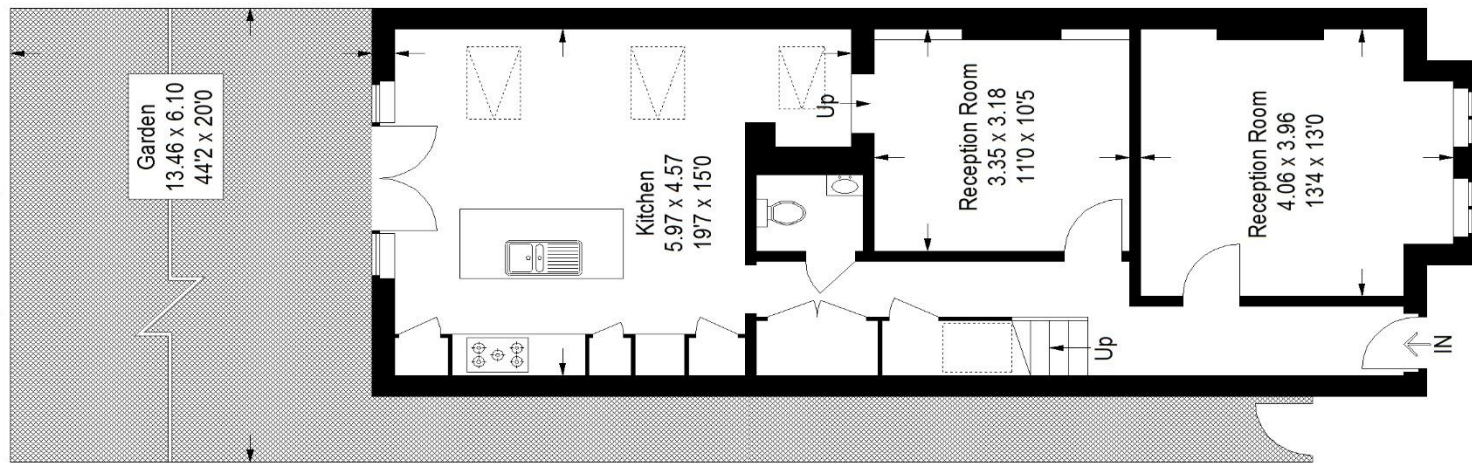
Approximate Gross Internal Area

Ground Floor = 68.3 sq m / 735 sq ft

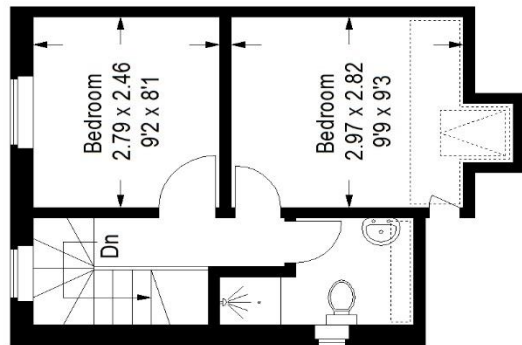
First Floor = 43.0 sq m / 463 sq ft

Second Floor = 24.6 sq m / 265 sq ft

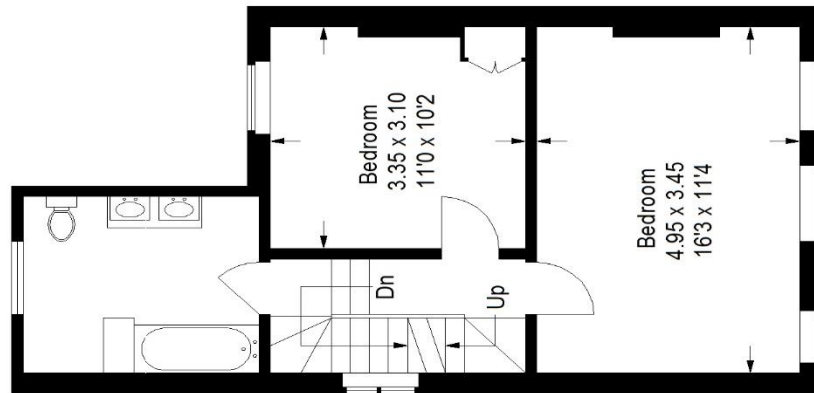
Total = 135.9 sq m / 1463 sq ft




Ground Floor



Second Floor



First Floor

 = Reduced headroom below 1.5 m / 5'0

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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		81   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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