



Tannsfeld Road, SE26
Guide £525,000-£550,000

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In general

- Beautifully presented Edwardian Conversion
- Characterful and welcoming
- Great living / entertaining space
- Private garden
- Three bedrooms plus study area
- Close to several green open spaces
- Excellent transport links
- No onward chain

In detail

A characterful and beautifully presented split level Edwardian conversion, with a private garden, sold with no onward chain and a share of freehold.

Offering 997sq ft / 90.8 sq mtr across two floors, this unique property provides an incoming purchaser superb living and entertaining space, characterful and light filled accommodation and private outside space on a pretty residential street.

Comprising a large reception with bay window, exposed brick wall and engineered wood flooring, a kitchen with ample work surfaces and storage, master bedroom with views overlooking the gardens, a further double bedroom on the first floor, guest room, study area and a family bathroom.

The rear garden is mature, stocked with established borders and shrubs and provides a perfect retreat to relax and or entertain, during the Summer months.

Tannsfeld Road is a highly sought after residential road. Transport is easily accessible with both Sydenham Overground and Penge East (London/Victoria) stations close by. There are also some lovely open green spaces locally including Alexandra Recreation Grounds, Mayow and Crystal Palace Park, a selection of coffee shops, and some superb restaurants.

EPC: D | Council Tax Band C



Floorplan

Tansfield Road SE26

Approximate Gross Internal Area

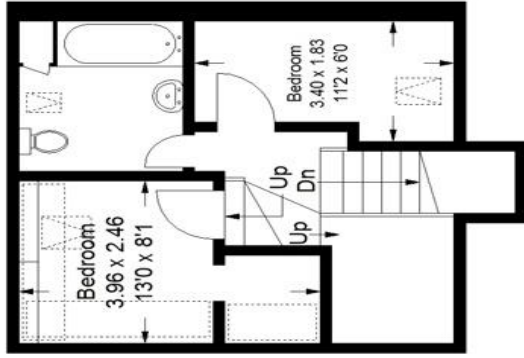
Ground Floor = 2.7 sq m / 29 sq ft

First Floor = 59.1 sq m / 636 sq ft

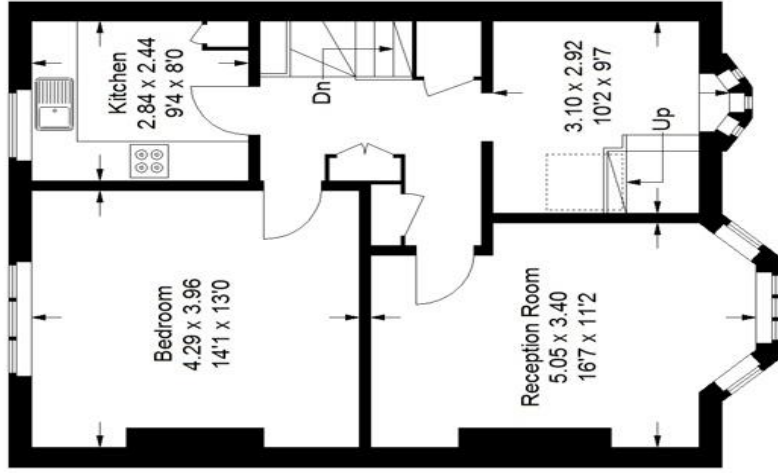
Second Floor = 29.0 sq m / 312 sq ft

Total = 90.8 sq m / 977 sq ft

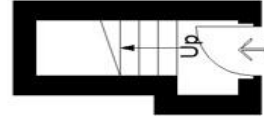
 = Reduced headroom
below 1.5 m / 5'0"



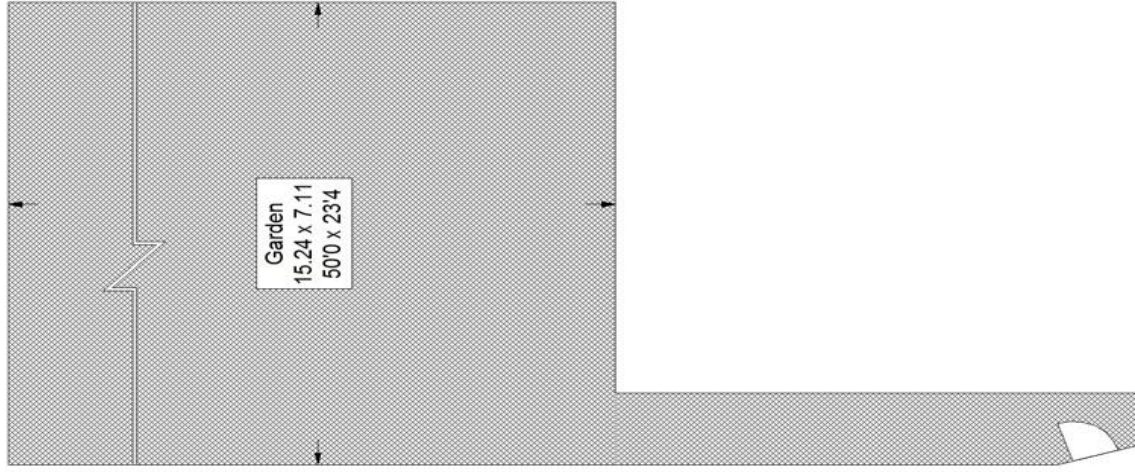
Second Floor



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)



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

Current	Potential
58 D	76 C

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