



Byne Road SE26  
Guide Price £825,000 -£850,000

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# In general

- Characterful Victorian home
- Through reception
- Kitchen / dining room
- Stripped wood flooring
- West facing garden
- Close to great transport links
- No onward chain

# In detail

A characterful three double bedroom Victorian home, located in a pretty and tree lined residential street in Sydenham, close to a wealth of amenities and green open spaces.

With a tessellated front path and stained glass front door, the approach is attractive whilst internally the period features continue including stripped wood flooring, bay windows and fireplaces.

Comprising a bright and spacious through reception, a kitchen / dining room with a charming bay window into the side return creating a lovely space to dine. Upstairs are three double bedrooms and a contemporary bathroom.

The rear garden is enviably west facing, ideal for entertaining with large flagstones and mature borders.

Byne Road is well located for access to a number of green open spaces including Alexandra Recreation Ground and Crystal Palace park as well as superb transport links including Penge East (Victoria) and Sydenham Overground.

EPC – D



# Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	59   D
39-54	E		
21-38	F		
1-20	G		

## Byne Road SE26

Approximate Gross Internal Area  
Ground Floor = 55.2 sq m / 594 sq ft  
First Floor = 53.7 sq m / 578 sq ft  
Total = 108.9 sq m / 1172 sq ft



Ground Floor

First Floor

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