



Wiverton Road SE26
£875,000

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In general

- Superb semi detached house
- Extended kitchen / family / dining room
- Through reception
- Three bedrooms
- Downstairs WC
- Cellar
- Charming landscaped garden
- Excellent transport links
- No onward chain

In detail

A superb semi detached Victorian home, well located for access to several green open spaces, excellent transport shopping facilities along the high street and transport links.

Offering 1,491 sq ft of accommodation over two floors, the property enjoys grand proportions in all principle rooms, comfortably meeting the requirements of a modern family; providing superb living and entertaining space including a contemporary and stylish kitchen/dining/family room with large doors opening onto a landscaped mature rear garden, a 26'9ft through reception with wonderfully high ceilings and a large bay window, three bedrooms, and a family bathroom with a large walk in shower. There is also a downstairs WC and cellar.

Wiverton Road is an attractive tree lined road, enjoying excellent transport links including Sydenham Overground and Penge East with services to London Victoria and London Bridge, close proximity to green open spaces including Crystal Palace Park and Alexandra Recreation ground, as well as numerous coffee shops, restaurants and pubs and a wealth of shopping facilities nearby.

EPC: D | Council Tax Band : E



Floorplan

Wiverton Road, SE26

Approximate Gross Internal Area

Basement = 7.0 sq m / 75 sq ft

Ground Floor = 74.4 sq m / 801 sq ft

First Floor = 57.1 sq m / 615 sq ft

Total = 138.5 sq m / 1491 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	76 C
39-54	E		
21-38	F		
1-20	G		

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