



Kingsthorpe Road, SE26
£1,175,000

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In general

- Beautiful Edwardian home
- Wealth of features
- Superb entertaining space
- Four bedrooms
- Utility room
- West facing garden
- No onward chain

In detail

Set within the Thorpe Estate, moments from Mayow Park, excellent transport links and a wealth of amenities, is this wonderful period home, available for sale in Sydenham.

The properties on Kingsthorpe Road are gorgeous, red brick Edwardian buildings, defined by their beautifully arched entrances and ornate stained glass double doors. This particular home enjoys some beautiful original features, generous proportions and high ceilings, creating a sense of volume.

Arranged over two floors, the property comprises a grand reception to the front, steps down into the second reception / dining room providing a wonderful sociable space and beautiful views of the garden, a kitchen enjoying bespoke cabinetry, quartz work surfaces and fitted appliances, a utility room providing space for white goods, a secondary sink and cloakroom.

Upstairs are four bedrooms and a family bathroom.

The west facing garden is delightful and an inviting space to relax, with raised beds around the perimeter creating a sense of privacy, a large lawn and a charming flagstone patio perfect for al fresco dining or simply pottering.

EPC: D | Council Tax Band: E



Floorplan

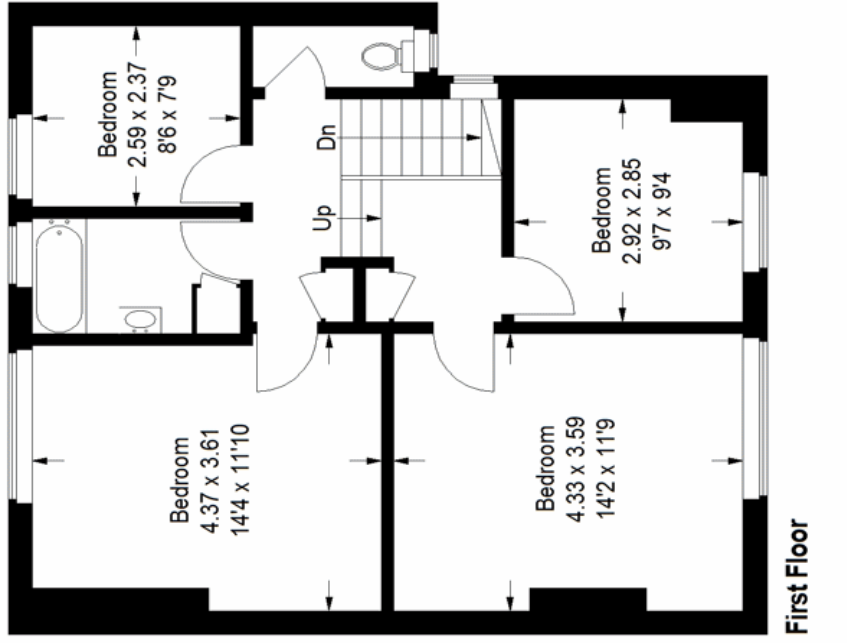
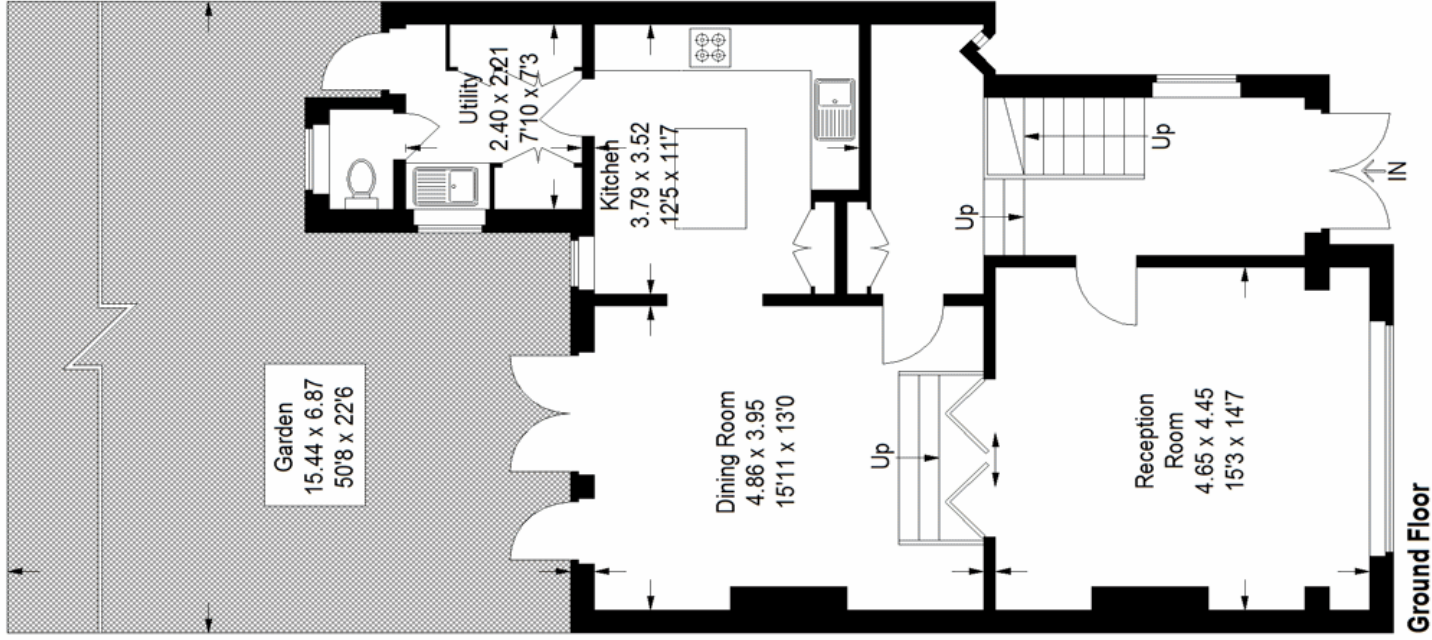
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Approximate Gross Internal Area

Ground Floor = 74.8 sq m / 805 sq ft

First Floor = 63.4 sq m / 682 sq ft

Total = 138.2 sq m / 1487 sq ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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