



Hall Drive, SE26
£1,100,000

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In general

- Well placed for local schools and parks
- Semi-detached family home
- Two reception rooms
- Quiet private road with white posts & black chains
- Three well-proportioned bedrooms
- Garage and off-street parking
- Wonderful 80+ ft rear garden
- No onward chain
- Ideally located for various rail and bus links
- Friendly community feel

In detail

Set on a peaceful, leafy, private road in the Lawrie Park Triangle is this superb three bedroom, semi-detached family home with ample off street parking and a garage.

It is a short distance from Sydenham Station, Sainsburys Local, a large Gym and the excellent café and pub at Cobbs Corner, gateway to all the amenities of Sydenham high street.

The property benefits from a large loft and offers rare potential to extend upwards, backwards, sideways or all three.

The accommodation is accessed via a welcoming entrance hall, retaining the original layout of two spacious reception rooms and a separate kitchen with plenty of storage and an appliance cupboard. Upstairs are three bedrooms, a bathroom, separate WC and ladder access to a large loft.

The mature gardens offer attractive vistas from all windows. Starting at the front, the well-established magnolia tree is stunning when it blossoms 2-3 times each year. Side access leads to over eighty feet of back garden, complete with extensive lawn, planted borders and a mature ornamental tree offering ample shade for summer entertaining. At the far end is a well-established vegetable garden, shed and plenty of space for a garden room.

One of the most desirable, residential roads in Sydenham and the surrounding area, this attractive and unique location was also once the carriage road for the Lawrie Family dating back to 1805.

EPC: E | Council Tax Band: F



Floorplan

Hall Drive, SE26

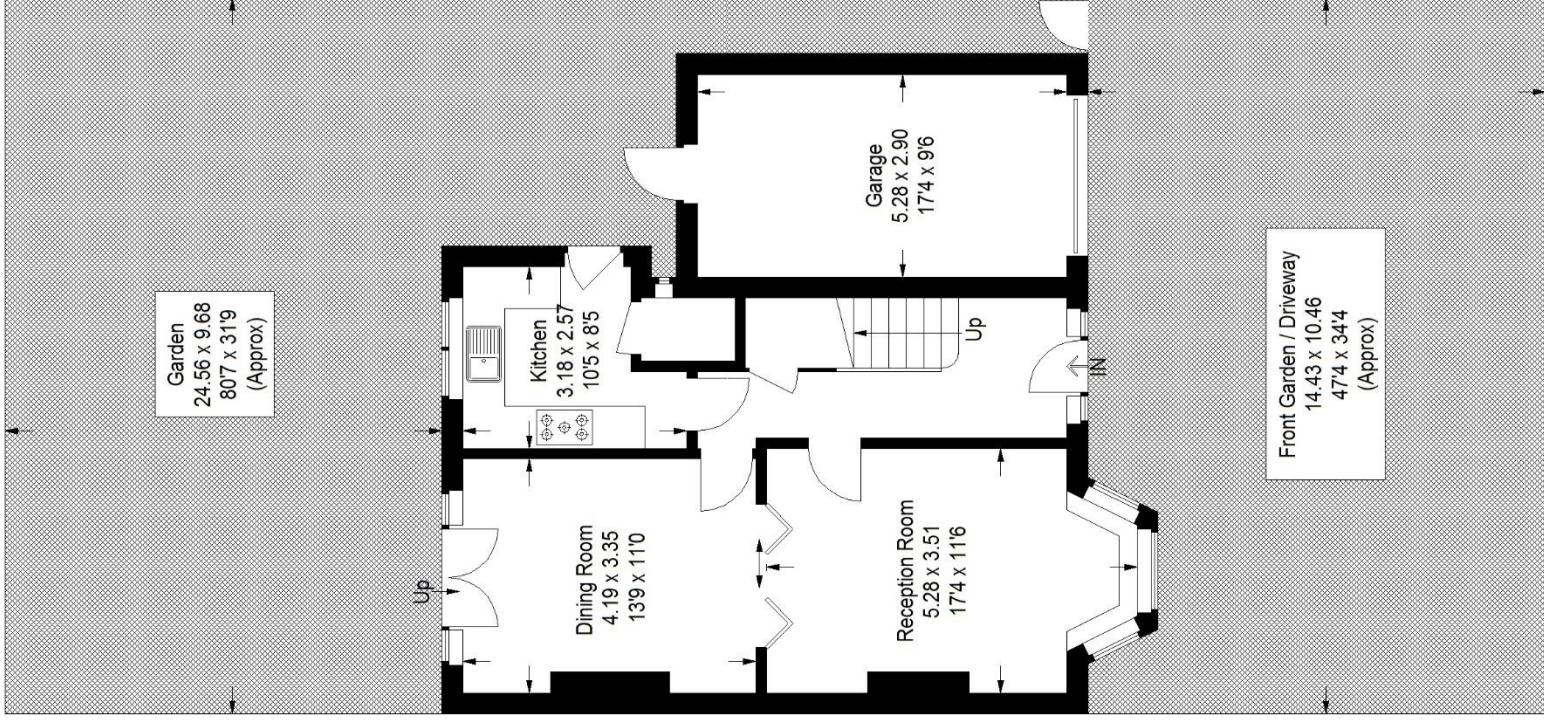
Approximate Gross Internal Area
(Excluding Shed)

Ground Floor = 62.4 sq m / 564 sq ft

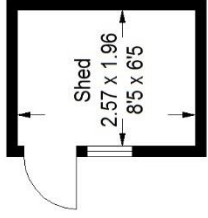
First Floor = 62.0 sq m / 560 sq ft

Garage = 15.8 sq m / 170 sq ft

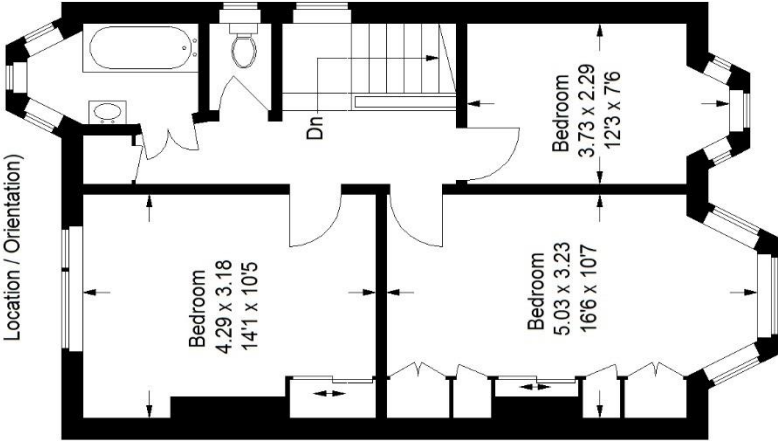
Total = 120.2 sq m / 1294 sq ft



Ground Floor



Shed
(Not Shown In Actual
Location / Orientation)



First Floor

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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		
69-80	C		
55-68	D		
39-54	E	51 E	67 B
21-38	F		
1-20	G		

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