



Venner Road, SE26
£925,000

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In general

- Handsome Victorian Semi Detached house
- Two Receptions
- Kitchen / Breakfast room
- Four double bedrooms
- Bathroom and Shower room
- 45'2 x 28'7 ft garden
- Off street parking
- Excellent transport links
- Very close to Crystal Palace Park
- Cellar

In detail

A truly handsome, semi-detached late Victorian home, set on one of Sydenham's most sought after residential roads, close to excellent transport links, good local schools and several parks.

Benefitting from generously proportioned rooms and exceptionally tall ceilings, this characterful property provides 1,935 sq ft of accommodation, a huge amount of scope and some really charming details.

Comprising a grand reception with beautifully preserved cornicing, picture rails and a large bay window, a cosy second reception / tv room with doors onto the garden, a kitchen/breakfast, four double bedrooms, bathroom and shower room.

To the rear is a beautifully landscaped garden of 45'2 x 28'7 ft providing a wonderful outdoor space to relax and entertain, whilst to the front is off street parking.

Venner Road is very close to Sydenham and Penge East rail, a number of coffee shops, restaurants and shopping facilities along the high street and the green open spaces of Crystal Palace Park which has a weekly Sunday market, and offers 200 acres of space to enjoy- perfect for a relaxing stroll or a coffee at the Brown & Green cafe.

EPC: E | Council Tax Band: F



Floorplan

Venner Road, SE26

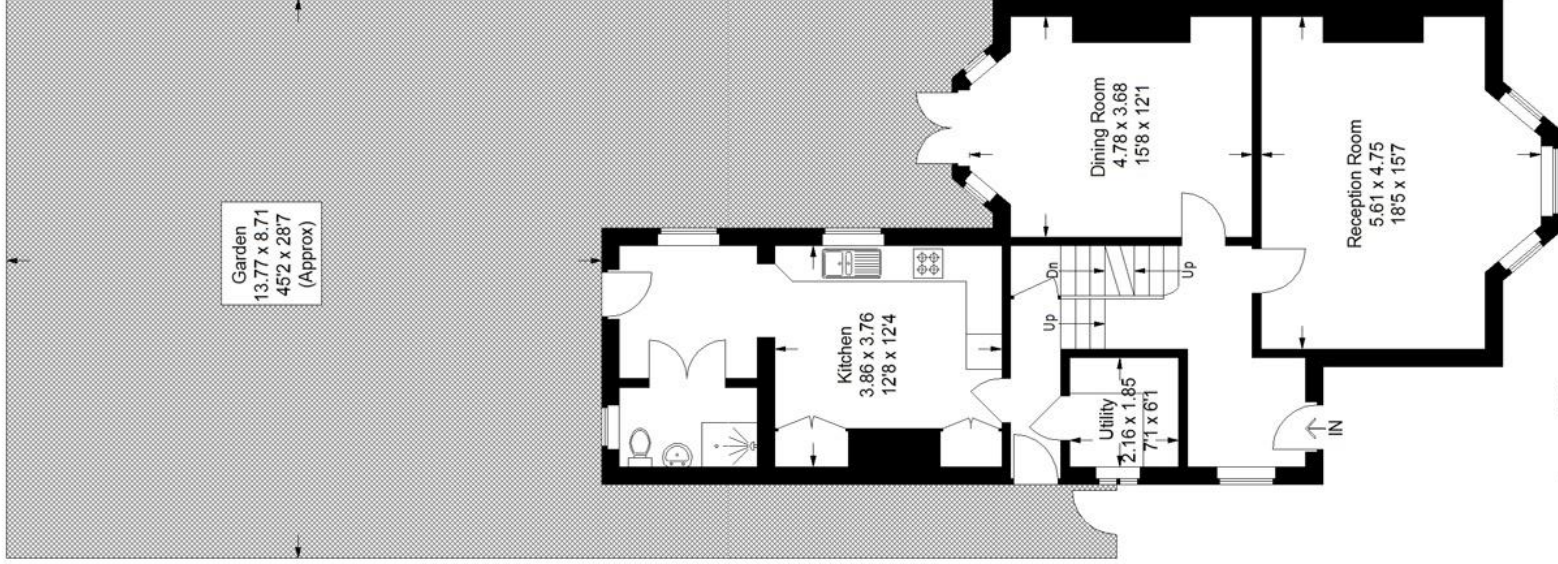
Approximate Gross Internal Area

Lower Ground Floor = 14.6 sq m / 157 sq ft

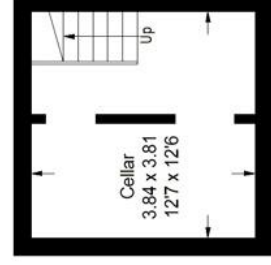
Ground Floor = 84.8 sq m / 913 sq ft

First Floor = 80.4 sq m / 865 sq ft

Total = 179.8 sq m / 1935 sq ft



Ground Floor



Lower Ground Floor



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	42 E	70 C
21-38	F		

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