



Longton Avenue, SE26
Guide £1,500,000 - £1,550,000

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In general

- Stunning location
- Semi detached 1930's house
- Extended kitchen / family / dining room
- Under floor heating
- Solar panels
- Five bedrooms
- West facing garden of 70'3ft
- Garage and off street parking
- Excellent transport
- Chain free

In detail

A stunning 1930's semi detached home, occupying an elevated spot in Upper Sydenham, opposite Wells Park and close to excellent transport links, good schools and plenty of amenities.

A brick pathway leads through an attractive front garden, enclosed by mature shrubs, to the entrance of the house which is wide and bright, with a clear line of sight through to the gorgeous garden beyond.

The reception feels like a naturally inviting space to retreat in the evening, with a charming original window seat capturing the calming park views, the kitchen / dining / family room is versatile, providing areas to lounge, cook, eat and socialise, Crittall style French Doors open into the glorious West facing garden full of flowering perennials, herbaceous beds, borders and mature shrubs and trees, a Garden office and a children's area beyond.

Being enveloped by lush greenery ensures that each of the five bedrooms benefits from surrounding leafy views.

Another huge draw to this property is the off street parking to the rear and garage.

Longton Avenue is a wonderful sweeping road, close to a number of amenities including restaurants, well-regarded schools, Sydenham Overground and Sydenham Hill. Houses of this calibre rarely come to market and should be viewed to be fully appreciated.

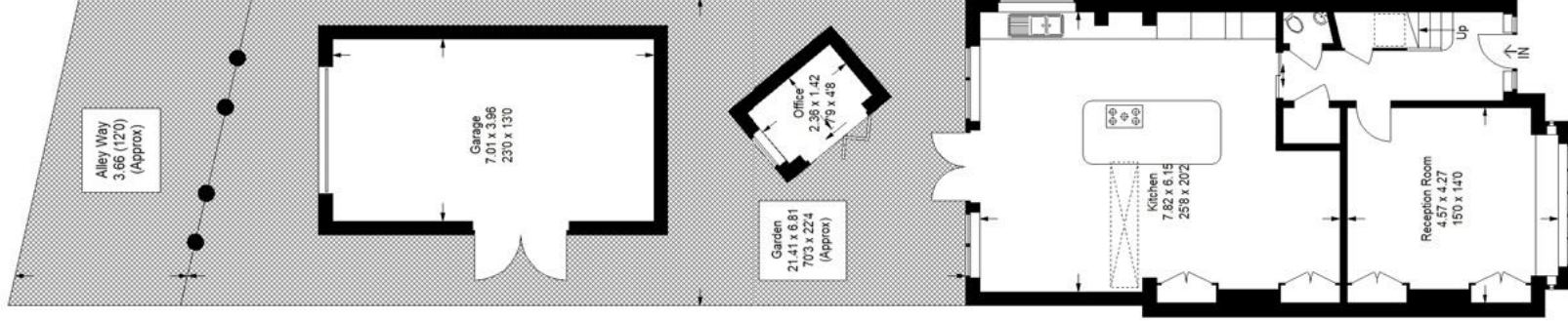
EPC: TBC | Council Tax Band: F



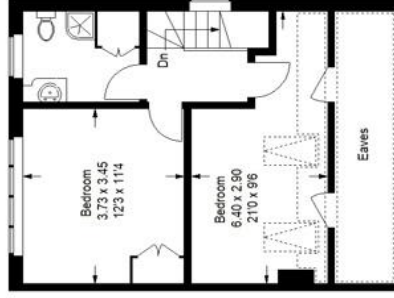
Floorplan

Longton Avenue, SE26

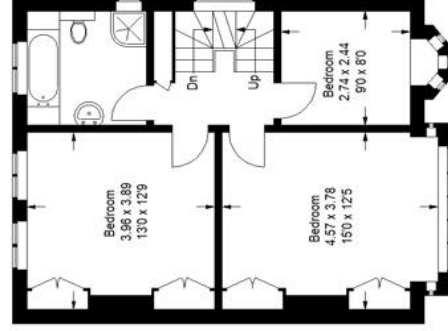
Approximate Gross Internal Area
(Excluding Eaves) 169.5 sq m / 1824 sq ft
Garage = 28.7 sq m / 309 sq ft
Office = 3.8 sq m / 41 sq ft
Total = 202.0 sq m / 2174 sq ft



----- = Reduced Headroom Below 1.5 M / 5'0"



Second Floor



First Floor

Ground 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,
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