



Broseley Grove, SE26
Guide £775,000-£800,000

0208 702 9777
pedderproperty.com

pedder



In general

- Stunning Victorian home
- Extended kitchen / dining room
- Double reception
- Beautiful garden
- Three bedrooms
- Gorgeous bathroom and shower room
- Lovely residential location
- Excellent transport links

In detail

This exceptional Victorian three bedroom house, with 46'9 ft garden, is situated on a quiet cul-de-sac within moments of Mayow Park and excellent transport links.

The vendors completed the comprehensive renovations and extensions with the utmost care and attention to detail, creating contemporary, voluminous spaces filled with natural light.

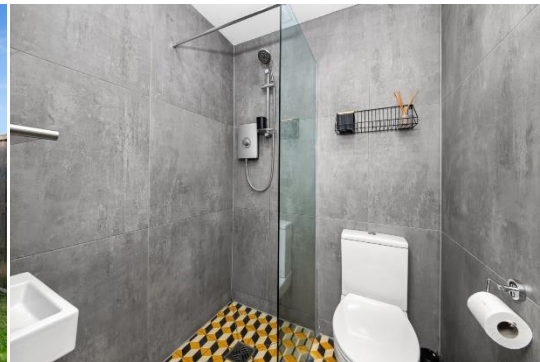
The ground floor comprises two receptions, a downstairs shower room, a stunning kitchen / dining / family room with streamlined minimalist cabinetry exposed steel beams and walnut stained work surfaces, whilst discreet appliances maintain the clean aesthetic.

The first floor offers the three bedrooms and a gorgeous bathroom with terrazzo, and deep olive rectangular tiling finished off with matt black fittings.

Bi fold doors open onto a beautifully landscaped garden enjoying a patio area and a large lawn, creating the perfect spaces for outdoor dining and entertaining.

The property is moments from the wonderful Mayow Park, Green and Brown café, tennis courts, orchard, and an outdoor gym, as well as a wealth of amenities which can be found on the high street. Transport links include Sydenham Overground, Lower Sydenham (Charing Cross), Penge East (London Victoria) and numerous bus routes.

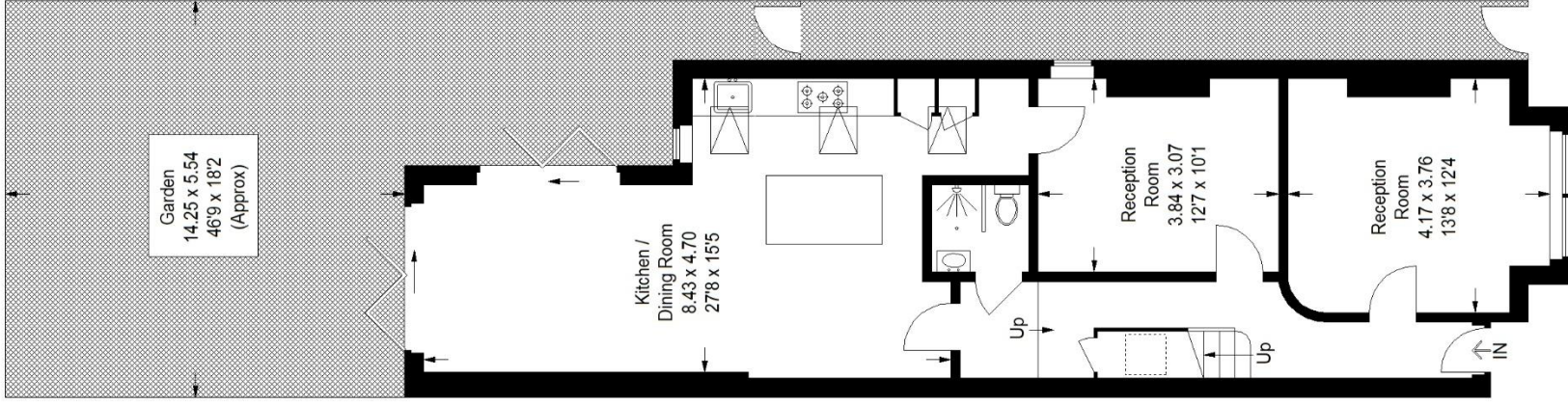
EPC: C | Council Tax Band: D



Floorplan

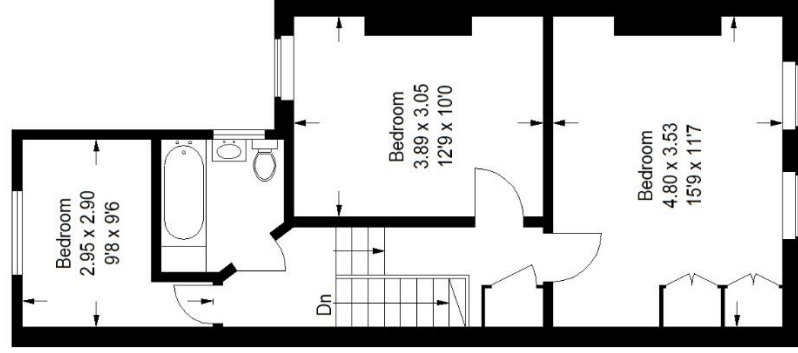
Broseley Grove, SE26

Approximate Gross Internal Area
 Ground Floor = 78.1 sq m / 841 sq ft
 First Floor = 48.4 sq m / 521 sq ft
 Total = 126.5 sq m / 1362 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 50



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord

Copyright www.pedderproperty.com © 2023
 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.