



Whittell Gardens, SE26  
£925,000

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# In general

- Beautiful presented semi-detached home
- Super living and entertaining space
- Through reception
- Extension with vaulted ceiling
- Five bedrooms
- Two bathrooms and an additional toilet/utility room
- Bamboo flooring throughout
- Large private rear garden
- Residential location

# In detail

A light, bright 1930's, five bedroom, semi-detached house arranged over three floors and positioned on a highly sought after road in Upper Sydenham, close to several open green spaces, coffee shops, restaurants, transport links and good local schools.

The approach to this home is concealed by a beautiful laurel hedge providing the property with privacy while allowing for plenty of natural light. The wonderfully bright hallway creates a warm, welcome introduction into the very spacious accommodation. Comprising a through reception with bamboo flooring, a bright galley kitchen with appliances neatly housed within clean lines of storage and generous work surfaces, and an extended living space with a vaulted glass roof creating the perfect space for dining and entertaining. The ground floor also contains a bright sizeable bedroom/study.

The first floor provides two double bedrooms, a child's room and a generous sized family bathroom with a walk-in shower and separate bathtub as well as two sinks, whilst the upper floor benefits from a large & bright master bedroom with ensuite bathroom including a deep soaking tub and a floor to ceiling window where you can enjoy beautiful sunrises and far reaching green views. The property also contains extensive storage space, including an attic.

To the rear is an attractive and enchanting garden stocked with established plants, a lovely lawn, and a raised decked area, perfect for alfresco dining or simply whiling the day away with a good book.

Whittell Gardens is a highly-regarded, residential road, well located for access to a wealth of coffee shops, and restaurants, and transport links including Sydenham and Forest Hill Overground- with direct connections to Shoreditch, London Bridge and Victoria

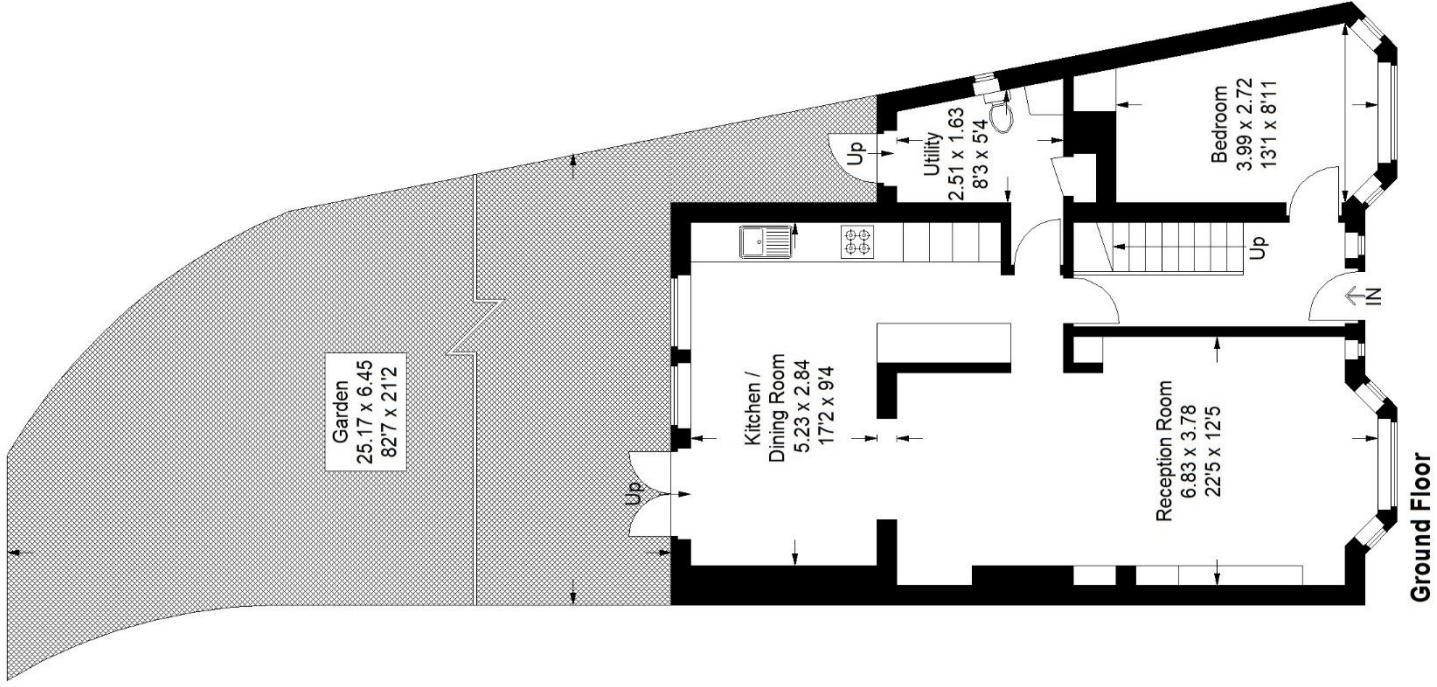
EPC: D | Council Tax Band: E



# Floorplan

## Whittell Garden, SE26

Approximate Gross Internal Area  
 Ground Floor = 77.2 sq m / 831 sq ft  
 First Floor = 42.6 sq m / 459 sq ft  
 Second Floor = 27.3 sq m / 294 sq ft  
 Total = 147.1 sq m / 1584 sq ft



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 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	66 D	80 C
39-54	E		
21-38	F		
1-20	G		

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