



Wiverton Road, SE26  
Guide £950,000-£975,000

0208 702 9777  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Semi detached Victorian home
- Through reception
- Naturally four bedrooms
- Kitchen / breakfast room
- Bathroom and shower room
- Utility room
- Charming garden
- Excellent transport links
- Highly sought after location

# In detail

An elegant and beautifully presented semi detached Victorian home, moments from Sydenham Overground, Penge East and several green open spaces.

The front door, framed by a charming porch with ornate balustrades, opens into the hallway where there is an immediate sense of volume and light due to the white washed walls and high ceilings. Beautifully renovated, the owners have added thoughtful design touches including plantation shutters and bespoke joinery which blend perfectly with the period features of the house.

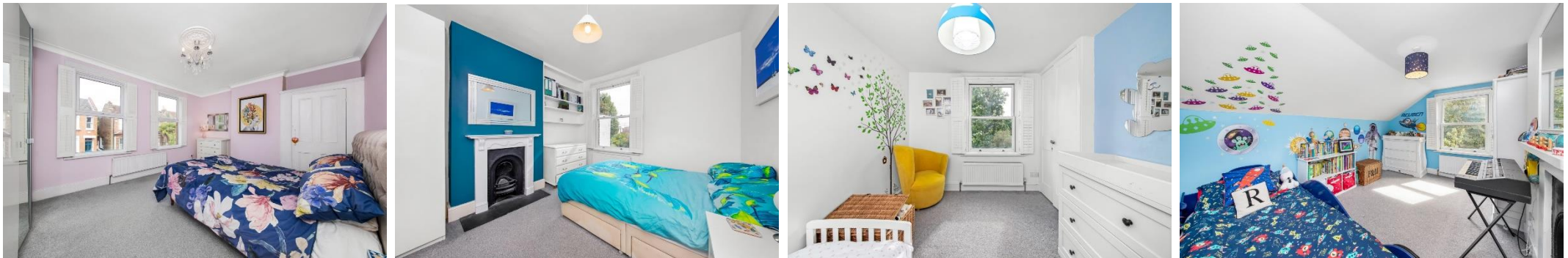
A large square bay window illuminates the through reception of 22'9 ft, which also enjoys warm honey stained wood flooring and a wood burner, the kitchen / breakfast room features a charming bay window into the side return which in turn provides a perfect dining area, worktops are solid oak and granite and there is a wide range of cabinetry finished in a soft contemporary grey and a beautiful piece of reclaimed driftwood which crowns the extractor fan above the range cooker.

Being a natural four bedroom house, the rooms are generous and very well proportioned. The first floor offers three double and a family bathroom, whilst the top floor enjoys a further double and a shower room.

The gardens provide a wonderful retreat with designated areas to entertain, relax and enjoy as well as being stocked with an array of shrubs, plants and established borders, creating privacy as well as being incredibly visually pleasing.

The property is moments from the wonderful green open spaces including 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 are enviably close including Sydenham Overground and Penge East rail.

EPC: D | Council Tax Band: E



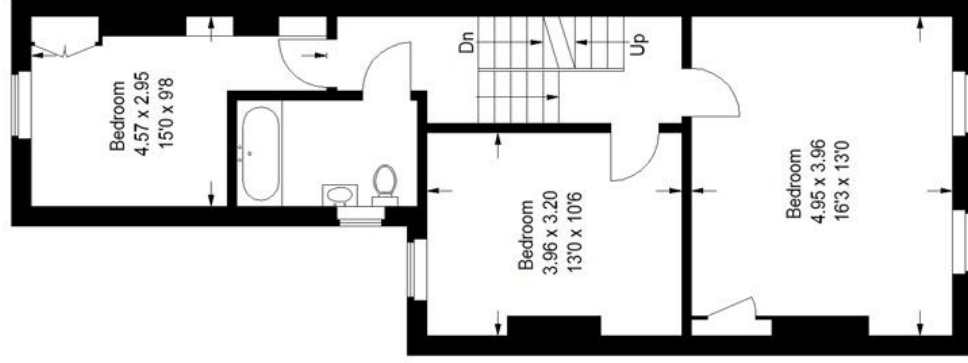
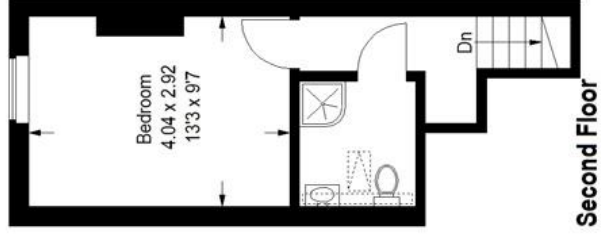
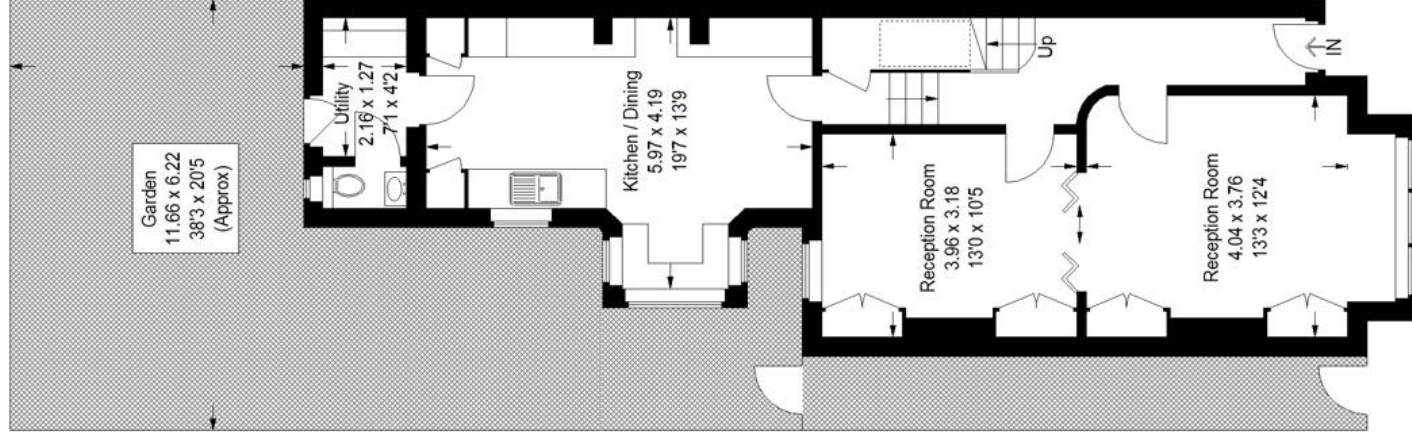
# Floorplan

## Wiverton Road, SE26

Approximate Gross Internal Area  
 Ground Floor = 66.8 sq m / 719 sq ft  
 First Floor = 58.5 sq m / 630 sq ft  
 Second Floor = 20.4 sq m / 219 sq ft  
 Total = 145.7 sq m / 1568 sq ft



 = Reduced headroom below 1.5 m / 5'0"



**Ground Floor**

**First Floor**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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