



Collingtree Road, SE26
Guide £925,000 - £950,000

0208 702 9777
pedderproperty.com

pedder



In general

- Superb Edwardian home of 1,873 sqft
- Natural four bed
- Two receptions
- Kitchen / dining room
- Two bathrooms
- Utility room
- West facing garden
- Excellent transport links

In detail

A characterful and inviting, Edwardian home, located on a highly sought after residential road close to several green open spaces, shopping facilities along the high street and excellent transport links.

Offering 1,873 sq. ft of accommodation over two floors, this natural four bedroom house enjoys grand proportions in all principle rooms, comfortably meeting the requirements of a modern family.

The ground floor benefits from superb living and entertaining space comprising; two receptions with wonderfully high ceilings, large bay window and a kitchen / breakfast room which is an equally impressive size of 18'11ft.

The upper floor provides a contemporary four piece bathroom room and four bedrooms. There is also a mature and well established rear garden stocked with plants, and a superb patio.

Collingtree Road is an attractive road, enjoying easy access to Sydenham Overground, close proximity to green open spaces including Crystal Palace Park and Wells Park, as well as numerous coffee shops, restaurants and pubs and a wealth of shopping facilities nearby.

EPC: C | Council Tax Band: F



Floorplan

Collingtree Road, SE26

Approximate Gross Internal Area

Ground Floor = 87.3 sq m / 940 sq ft

First Floor = 86.7 sq m / 933 sq ft

Total = 174.0 sq m / 1873 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 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 does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Ground 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.