

Collingtree Road, SE26 Guide £925,000 - £950,000 0208 702 9777 pedderproperty.com











#### 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



















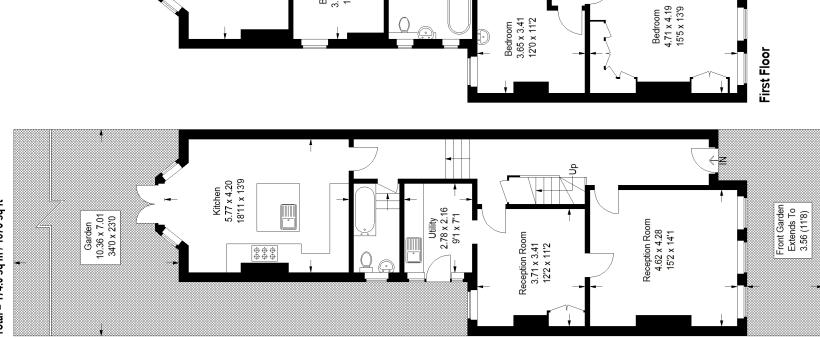




# Floorplan

## 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



Bedroom 4.23 x 3.90 13'11 x 12'10

Bedroom 3.12 x 2.84 10'3 x 9'4

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Studio 3.76 x 2.24

### **Ground Floor**

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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.

