



Knighton Park Road, SE26  
£825,000

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# In general

- Handsome Victorian home of 1,337 sqft
- Exceptionally high ceilings
- Double bay windows with shutters
- Two receptions
- Three double bedrooms
- South west facing garden of almost 40ft
- Lovely residential road
- Chain free

# In detail

A handsome late Victorian home, set on one of Sydenham's most sought after residential roads, close to excellent transport links, good local schools and several parks.

Modern finishes are beautifully paired with lovingly retained period details and a blend of subtle neutral and inky dark colours throughout.

The front reception, bathed in natural light due to the large bay window, also enjoys superb high ceilings furthering enhancing the feeling of space, to the rear a second reception provides the perfect space to entertain with furnishings arranged to take full advantage of garden views through the large floor to ceiling window, the kitchen is equally impressive in proportion with streamlined cabinets, space for a breakfast table and French doors onto the rear garden.

Upstairs are three bedrooms; the master a stunning light filled and beautifully presented room, there are a further two double bedrooms and a contemporary bathroom with a claw foot bath.

The rear garden is surrounded by mature greenery, enviably south west facing with a large patio creating an inviting space to entertain, lounge and enjoy an early supper, the lawn beyond also captures the golden evening sunlight perfectly.

EPC: D | Council Tax Band: E



# Floorplan

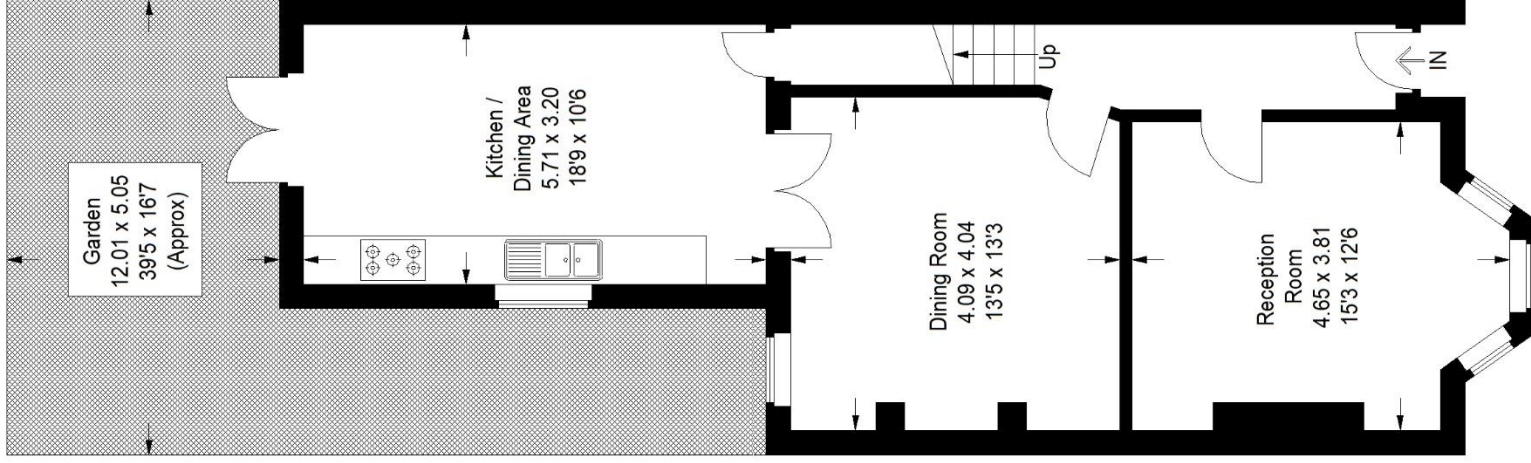
## Knighton Park Road, SE26

Approximate Gross Internal Area

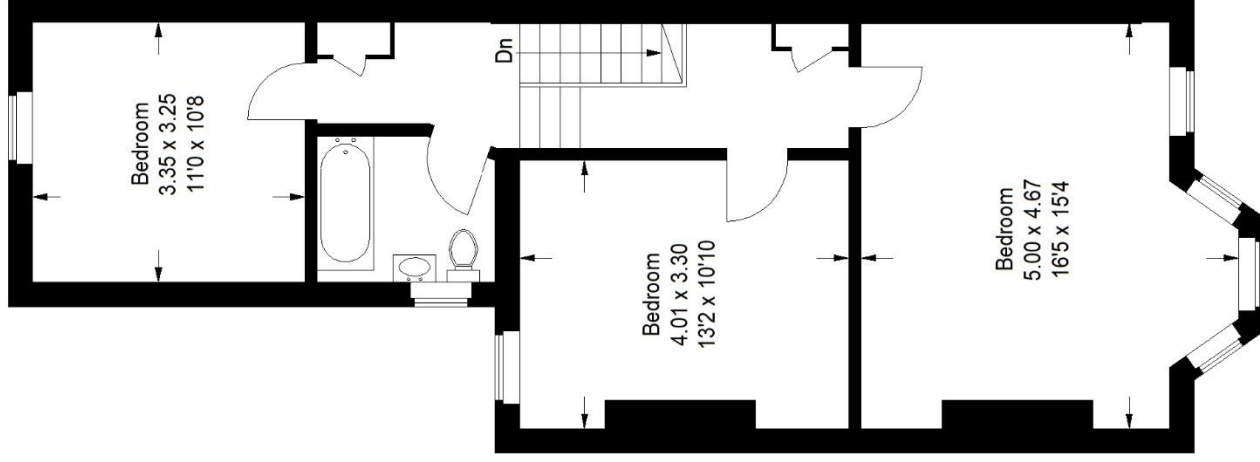
Ground Floor = 62.0 sq m / 667 sq ft

First Floor = 62.2 sq m / 670 sq ft

Total = 124.2 sq m / 1337 sq ft



**Ground Floor**



**First Floor**

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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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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