



Larkbere Road, SE26  
Guide £550,000 - £575,000

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# In general

- Charming period house
- Through lounge
- Two double bedrooms
- Modern kitchen/breakfast room
- Private garden
- Very well maintained
- Pretty, residential street
- Excellent transport links
- Close to Mayow Park
- No onward chain

# In detail

**\*Guide Price £550,000 - £575,000\*** A charming two double bedroom period house, well presented and enviably positioned on a popular residential road in Sydenham.

This characterful yet contemporary property has been upgraded throughout by the current owners and now provides a warm, light filled, comfortable home for an incoming purchaser to immediately enjoy.

Utilising a neutral colour scheme and high quality fittings, the property comprises a through reception with beautiful honey stained original flooring, a kitchen with integrated appliances and breakfast area which enjoys an abundance of natural light through the bifold, doors and floor to ceiling picture window.

Upstairs are two double bedrooms and a family bathroom with a separate shower. To the rear is a low maintenance garden stocked with established plants providing a tranquil retreat.

Every element of this property has been finished to a high standard and should be viewed to be fully appreciated.

EPC: D | Council Tax: C



# Floorplan

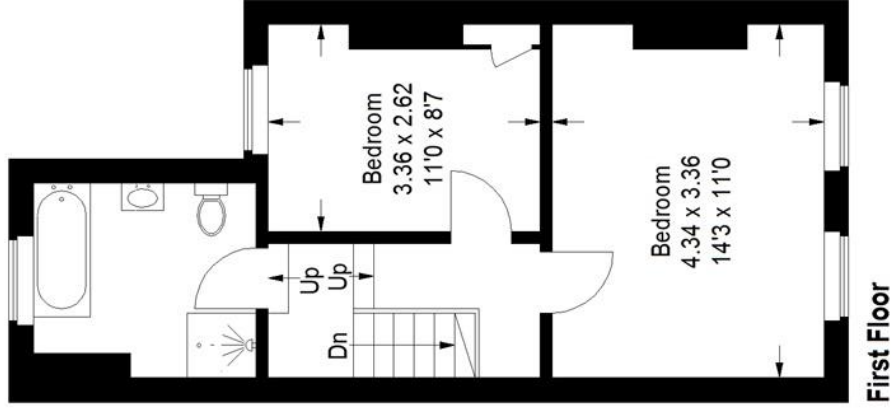
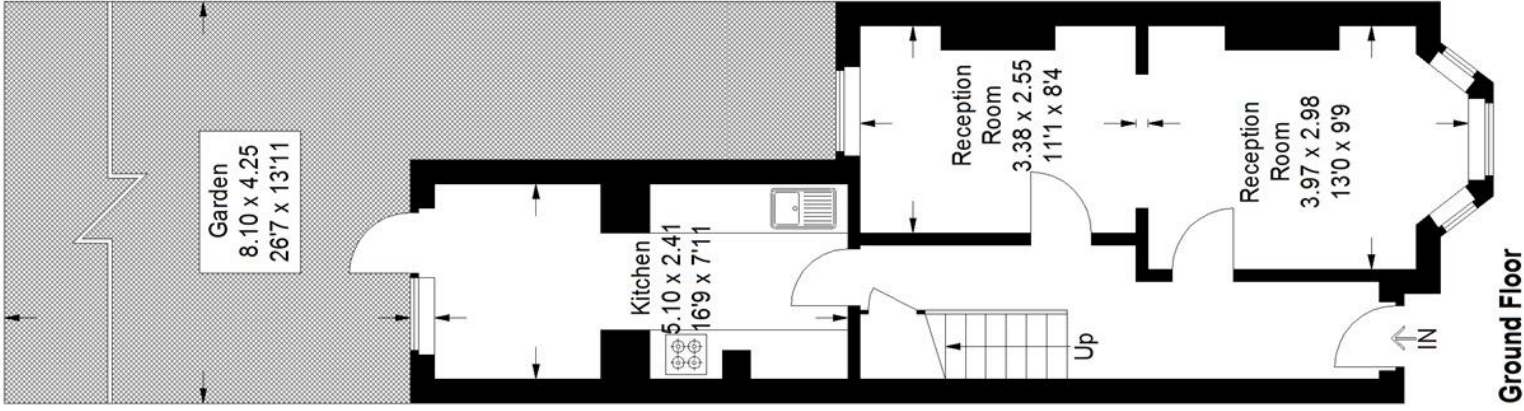
## Larkbere Road, SE26

Approximate Gross Internal Area

Ground Floor = 43.2 sq m / 465 sq ft

First Floor = 36.8 sq m / 396 sq ft

Total = 80.0 sq m / 861 sq ft



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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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67   D	87   B

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