



Tannsfeld Road, SE26
£1,050,000

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In general

- Stunning Edwardian home
- Extended kitchen / family / dining room
- Landscaped west facing garden
- Reception with wood burner
- Downstairs cloakroom
- Five bedrooms
- Bathroom and ensuite shower room
- Utility room
- Off street parking for two cars with option to add electric charging point.
- Highly sought after location

In detail

A stunning three storey 1900's Edwardian house, located in a charming residential street in Sydenham, with convenient access to a variety of coffee shops, restaurants, parks and excellent transport links.

Elegant and beautifully presented, the renovation of this home has been executed with superb attention to detail, sensitively modernised whilst showcasing the period detailing throughout.

An exceptional kitchen / dining / family room enjoys a range of bespoke cabinetry with brushed copper fittings and provides maximum storage, quartz work surfaces, high quality Bosch fitted appliances including a double oven, plate warmer, (also very useful for proving bread), and downdraft extractor allowing for a clean aesthetic.

Ambient lighting also showcases selected areas. To the rear, crittle style doors capture views of the peaceful garden perfectly, whilst the floor to ceiling picture window allows for a direct line of view from the front door.

The reception is notably wider than average and benefits from beautiful ceiling mouldings, a wood burner with hand-made Carrara marble mantle and surround, alcove shelving and plantation shutters. The upper floors offer five bedrooms (four great doubles and a single, all fitted with hard-wearing wool carpet), a superb large family bathroom with beautiful hand-made tiles and high end fixtures and fittings and an ensuite shower room.

The gardens are beautifully landscaped and provide a wonderful retreat with designated areas to entertain (such as the alfresco dining area shaded by a mature vine), relax and enjoy as well as being stocked with an array of shrubs, an apple tree, plants and established borders, creating privacy as well as being incredibly visually pleasing.

To the front is a driveway for two cars with option to add electric charging point.

The property is moments from 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: E | Council Tax Band: D



Floorplan

Tannsfield Road SE26



Approximate Gross Internal Area

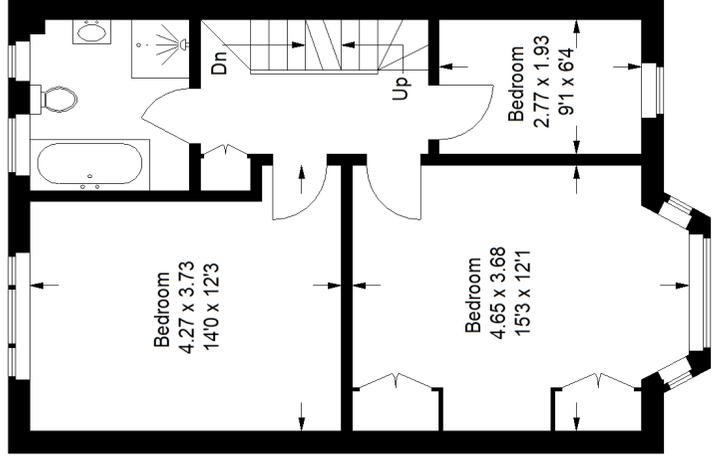
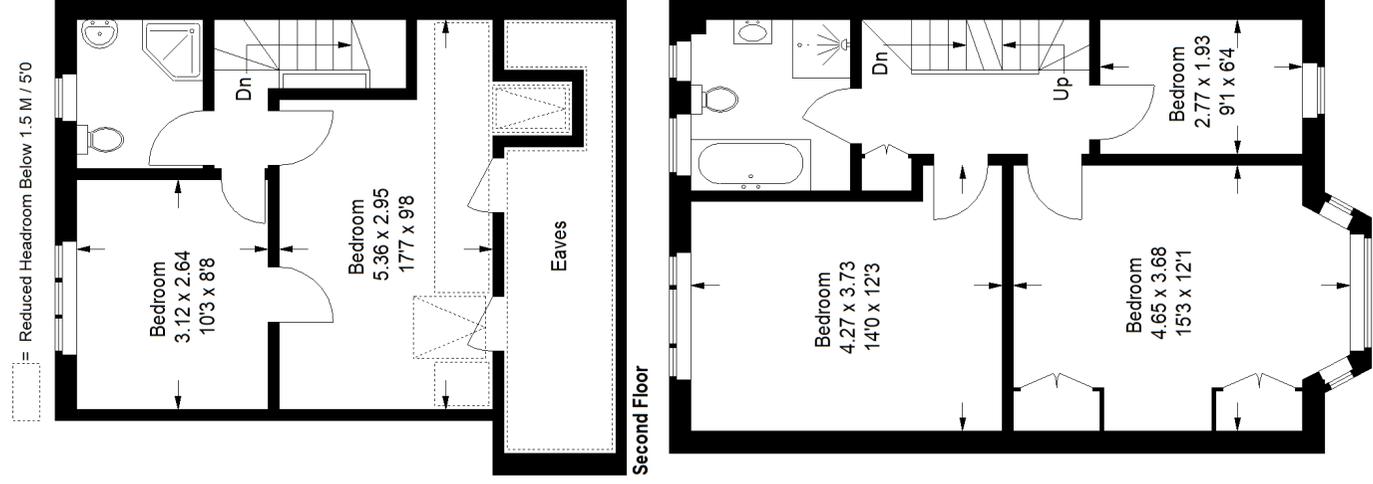
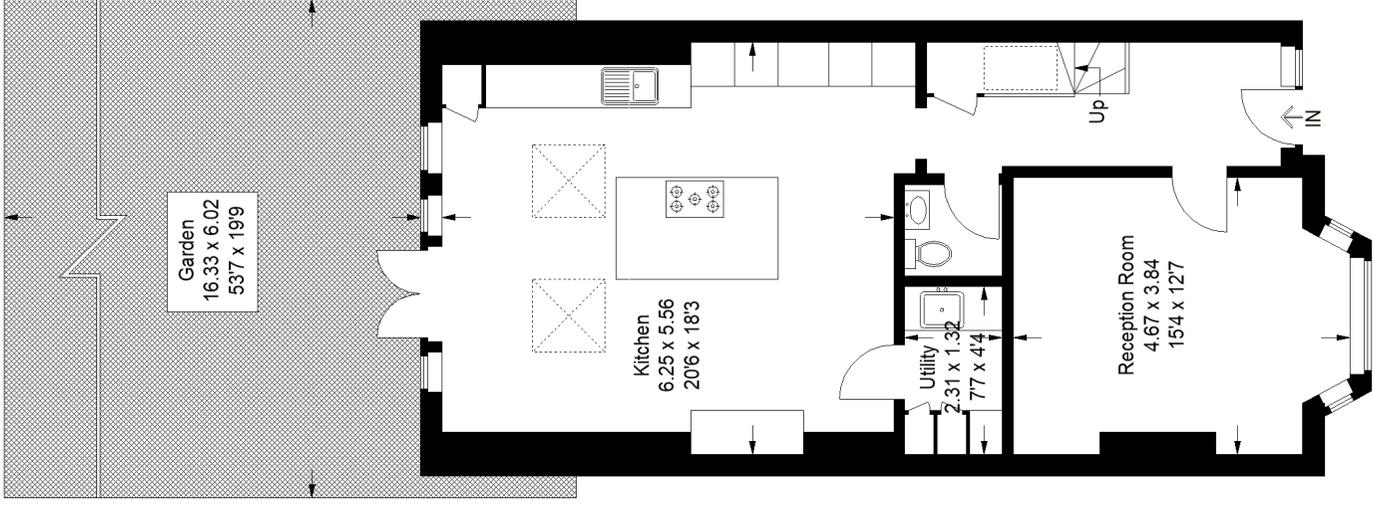
Ground Floor = 68.4 sq m / 736 sq ft

First Floor = 49.1 sq m / 529 sq ft

Second Floor (Excluding Eaves)

31.6 sq m / 340 sq ft

Total = 149.1 sq m / 1605 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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