



Kinver Road, SE26
£1,125,000

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In general

- Beautiful end of terrace home
- Charming residential location
- Kitchen diner
- Four double bedrooms
- Through reception of 21'5 sq ft
- Two bathrooms
- Landscaped garden
- Excellent access to transport links

In detail

A truly handsome, end of terrace 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.

Every element of this home has been sensitively and meticulously considered, ensuring the house is not only beautifully presented, but highly efficient, which should ensure an incoming purchaser peace of mind for years to come.

Benefitting from generously proportioned rooms and exceptionally tall ceilings, this wonderful property 2,124 sq. ft is a superb example of blending contemporary design and period detailing. By using a harmonious colour scheme and signature pieces the owners have created a space which is at once, warm and welcoming.

Comprising an elegant through reception of 21'5 sq. ft with a large bay window to the front and beautiful French doors to the rear, brilliantly illuminating the space with natural light further adding to the feeling of space. The kitchen offers a range of bespoke cabinetry, high quality appliances and a charming dining area which is perfect for entertaining or simply gathering for meals, with peaceful views of the gardens.

Upstairs are four very good sized double bedrooms, a luxury family bathroom and a stunning shower room.

To the rear is a beautifully landscaped garden of 64'6 sq. ft providing a wonderful outdoor space to relax and entertain whilst the expansive lawn area is ideal for small children.

EPC: D | Council Tax Band: E



Floorplan

Kinver Road, SE26

Approximate Gross Internal Area

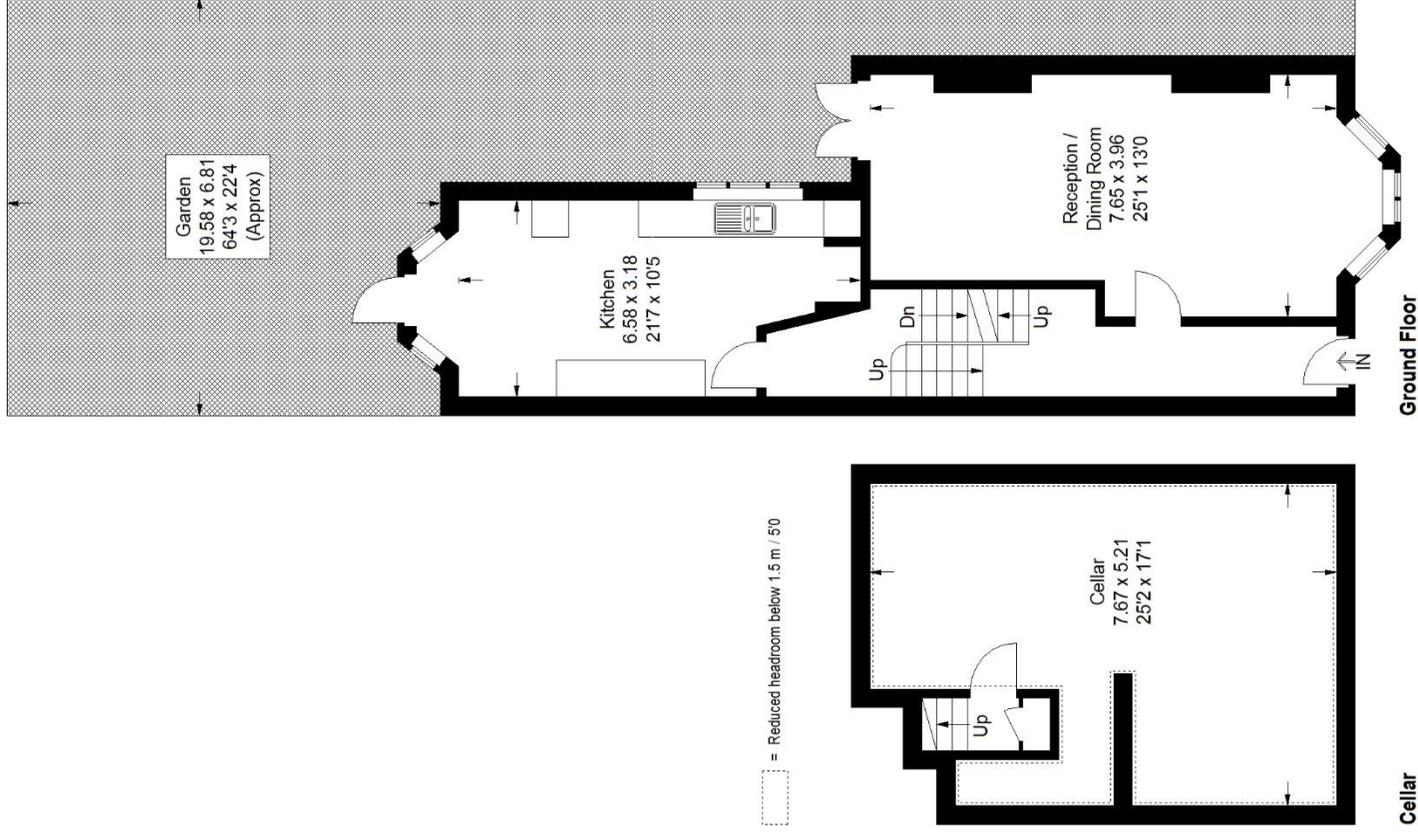
Cellar = 38.1 sq m / 410 sq ft

Ground Floor = 64.9 sq m / 699 sq ft

First Floor = 64.3 sq m / 692 sq ft

Second Floor (Excluding Eaves) = 30.0 sq m / 323 sq ft

Total = 197.3 sq m / 2124 sq ft



Cellar

Ground Floor

First Floor

Second 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		
69-80	C		
55-68	D	56 D	77 C
39-54	E		
21-38	F		
1-20	G		

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