



Venner Road, SE26 | £800,000

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# In General

- In need of modernising
- Victorian family house
- Natural five bedroom home
- Through reception
- Kitchen / dining room
- Downstairs cloakroom
- Five bedrooms
- Cellar
- Off street parking
- No onward chain

# In Detail

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

Benefitting from generously proportioned rooms and high ceilings, this characterful property provides 1,696 sq ft of accommodation over three floors, a huge amount of scope and some really charming details.

Comprising a through reception loosely divided into two halves by original wooden doors, the reception space is flexible and can be separated into two cosy living areas of an evening or opened to allow for an abundance of natural light. The kitchen / breakfast room offers plenty of work space, storage and a perfect spot for a dining table, however if you required more space there is also a generous side return which could be extended into (STP).

Being a natural five-bedroom house, the rooms are generous and very well proportioned. The first floor offers three double and a family bathroom, whilst the top floor enjoys a further double and smaller bedroom which would be perfect for a second bathroom.

To the rear is a West facing garden of 43'6ft providing a wonderful outdoor space to relax and entertain, whilst to the front is off street parking.

Venner Road is very close to Sydenham and Penge East rail, a number of coffee shops, restaurants and shopping facilities along the high street and the green open spaces of Crystal Palace Park which has a weekly Sunday market, and offers 200 acres of space to enjoy- perfect for a relaxing stroll or a coffee at the Brown & Green café.

The property is currently undergoing works to stabilize any underlying ground movement, ensuring the structural integrity of the property. Full details of the works will be available upon request.

EPC: E | Council Tax Band: D

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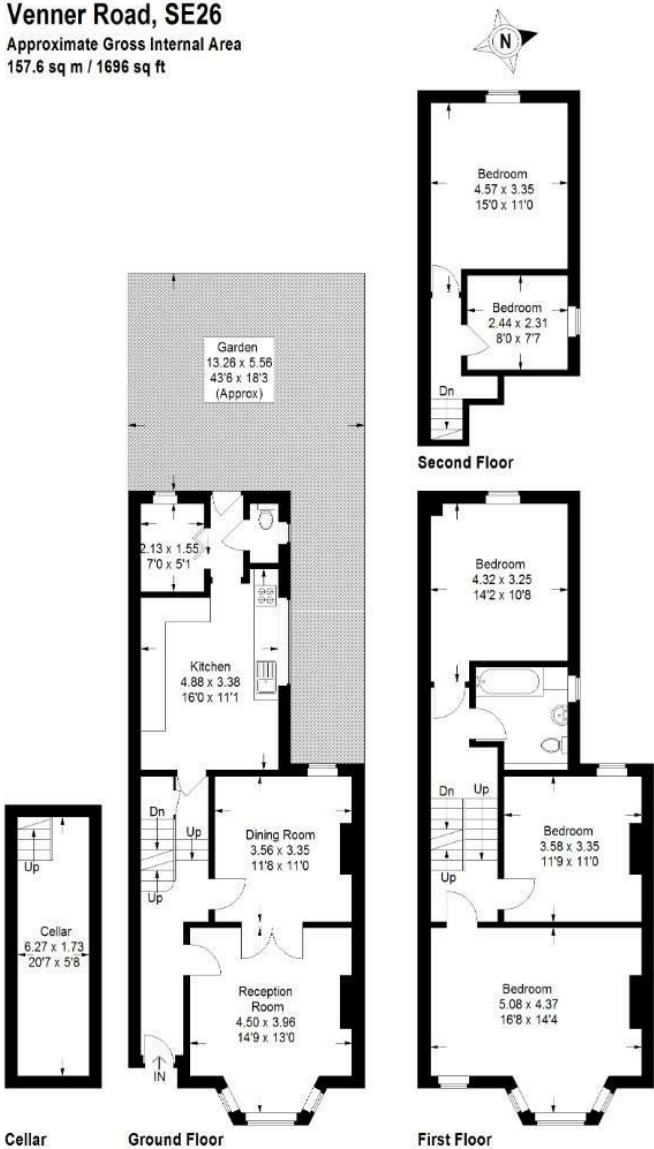
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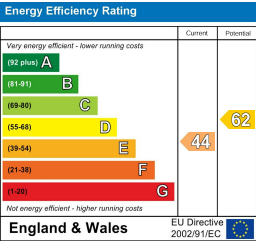
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# Floorplan

Venner Road, SE26  
Approximate Gross Internal Area  
157.6 sq m / 1696 sq ft



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