



Torr Road, SE20  
£750,000

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# In general

- Beautiful architecturally designed home
- Extended kitchen / dining / family room
- Utility room
- Four bedrooms
- Study / Nook
- Stunning bathroom
- Downstairs WC
- Landscaped garden
- Utility room
- Excellent transport links

# In detail

A stunning and beautifully presented four bedroom, period home, positioned close to a wealth of amenities, good local schools and great transport links.

The owners have collaborated with Nimit architects to create an inspiring, beautifully balanced home maintaining a strong focus on sustainability, efficiency and simple, effective design.

The reception is calming, softly decorated in Setting Plaster, with scandi washed boards and a large bay window providing an open view and plenty of natural light. A hallway with a charming quarry tiled floor and warming strand board walls, flows seamlessly into an inviting kitchen /dining/family room providing the perfect space to socialise, gather for meals and lounge. Sliders open into a thoughtfully designed garden, incorporating borders created with railway sleepers showcasing a variety of vegetables and established shrubs, all complementing the wild vegetation planted beyond. From here you will also appreciate the brickwork of the extension laid in a stack bond fashion which elevates the rear of the house and showcases the addition beautifully.

Upstairs are four bedrooms, a perfect nook / study area and a superb bathroom where the owners have created a luxurious space including high quality fittings, a large walk in shower, a 1800mm bathtub finished with a stunning terrazzo floor.

By opting for a carefully considered palette and signature pieces, the owners have created something quite special.

The house should be viewed to be fully appreciated.

EPC: D | Council Tax Band: D



# Floorplan

## Torr Road, SE20

Approximate Gross Internal Area

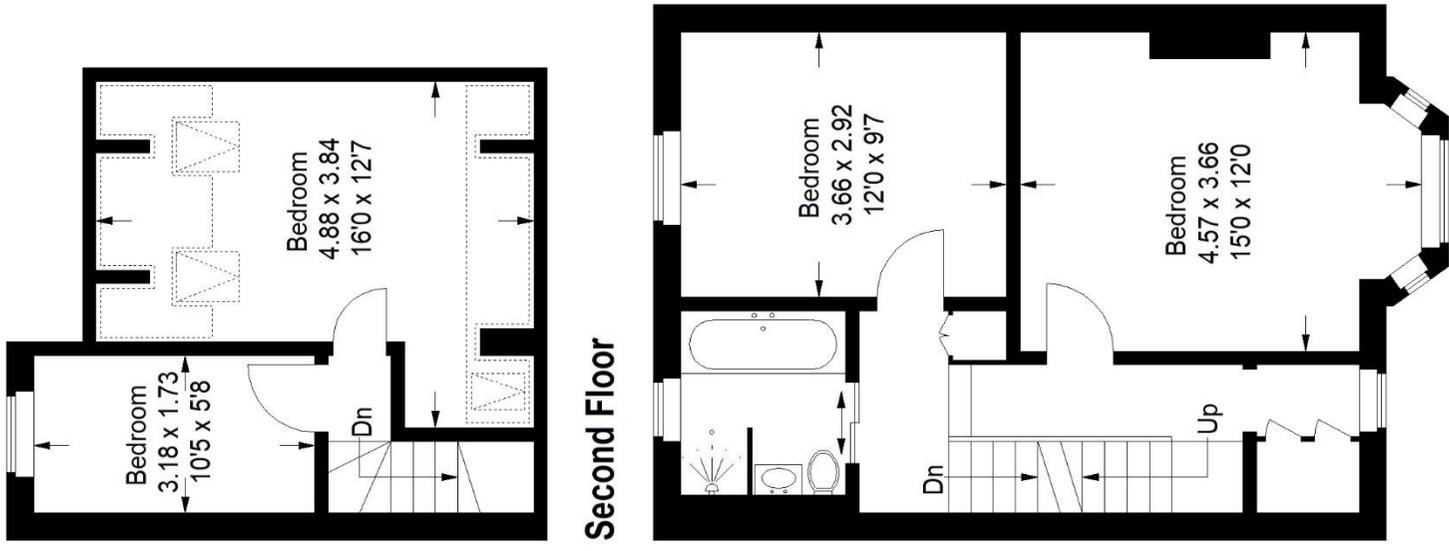
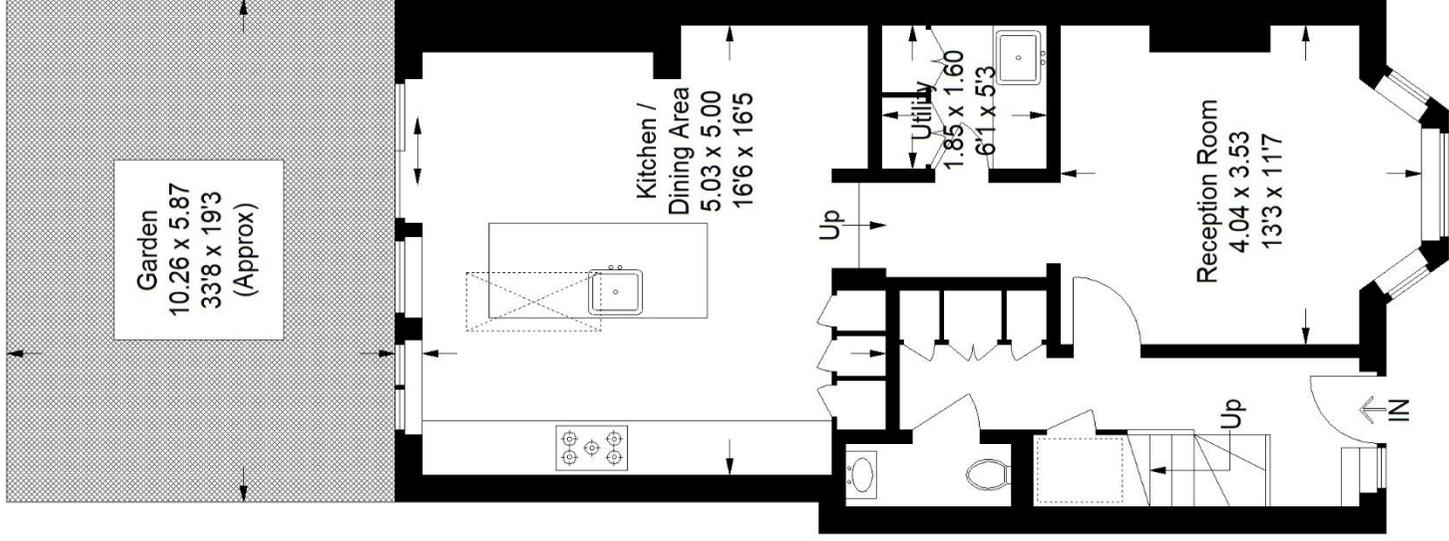
Ground Floor = 56.3 sq m / 606 sq ft

First Floor = 41.9 sq m / 451 sq ft

Second Floor = 24.8 sq m / 267 sq ft

Total = 123.0 sq m / 1324 sq ft

 = Reduced headroom below 1.5 m / 50



**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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		60 D	74 C

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