



Byne Road, SE26 | £800,000

02087029777

[sydenham@pedderproperty.com](mailto:sydenham@pedderproperty.com)

**pedder**  
We live local



# In General

- Characterful and charming home
- No onward chain
- Two receptions
- Kitchen breakfast room
- Three double bedrooms
- Bathroom
- Cellar
- Private garden 43'7ft

# In Detail

A characterful and charming three bedroom home situated on this much sought-after residential road in Sydenham, moments from excellent transport links, plenty of shopping facilities and good local schools.

The house enjoys a wealth of delightful original features and provides an opportunity for an incoming purchaser to reimagine and recreate the space.

The ground floor comprises a grand reception room with a large bay, fireplace and marble surround, the separate dining room provides an ideal setting for family meals, while the kitchen, though in need of updating, offers plenty of room to create a modern, open-plan space. There is also the potential to extend or reconfigure the layout to better suit modern living needs (STPP).

Upstairs, you'll find three good-sized bedrooms, all with plenty of natural light. The bathroom, while functional, could benefit from a modern overhaul to suit today's style and comfort.

Outside, the property features a garden that is a blank canvas, ideal for landscaping or creating a space to relax and entertain. There is also a cellar.

Byrne Road is a handsome street, predominantly lined with red-brick Victorian houses, 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.


EPC: D | Council Tax Band: D



# Floorplan

## Byne Road, SE26

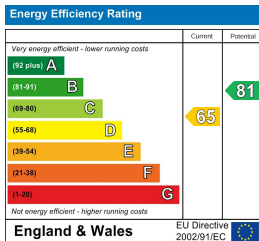
Approximate Gross Internal Area  
(Excluding Storage)  
127.3 sq m / 1370 sq ft

 = Reduced headroom below 1.5 m / 5'0"



Copyright www.pedderproperty.com © 2024

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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.