



De Frene Road, SE26
£825,000

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In general

- Superb four bedroom home
- Extended kitchen / dining / family room
- Off street parking
- Bathroom and ensuite shower room
- Garden office / gym
- Moments from Mayow Park
- Excellent transport links
- EV car charger installed
- Private road rear access

In detail

This superb four-bedroom house, with south facing garden, garden studio and double off street parking, is situated within moments of Mayow Park and excellent transport links.

The vendors completed the comprehensive renovations and extensions with the utmost care and attention to detail, creating contemporary, voluminous spaces filled with natural light.

The ground floor comprises of a lounge to the front, and a contemporary kitchen / dining / family room to the rear. Spanning the width of the house, the kitchen design provides a sociable space that works well for hosting, as well as everyday family time. A high quality bespoke German kitchen with Quartz worktops, two ovens, fitted appliances, a smart induction hob and concealed extraction, makes this an exceptional kitchen for a keen cook.

The bi fold doors create a seamless transition into the garden, where there is a wonderful large patio, low maintenance garden and garden office.

The first floor offers the three bedrooms and family bathroom, whilst the master bedroom occupies the top floor benefitting from far reaching views and a stylish shower room.

The property is moments from the wonderful 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 include Sydenham Overground, Lower Sydenham (Charing Cross), Penge East (London Victoria) and numerous bus routes.

EPC: D | Council Tax Band: D



Floorplan

De Frene Road, SE26

Approximate Gross Internal Area

Ground Floor = 50.4 sq m / 542 sq ft

First Floor = 42.1 sq m / 453 sq ft

Second Floor = 24.4 sq m / 263 sq ft

(Excluding Loft / Outbuildings)

Total = 116.9 sq m / 1258 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	83 B
39-54	E		
21-38	F		
1-20	G		

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