



Lammas Green, SE26  
£700,000

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# In general

- An attractive two storey house
- Upgraded and modernised to a high standard
- Three good size bedrooms
- Two reception rooms
- Modern fitted kitchen
- Bathroom, separate WC
- Lovely 50' rear garden
- Sought after location

# In detail

An attractive three bedroom house located within this sought after development set back from Sydenham Hill.

The property has been upgraded and modernised by the current owner to a high standard creating a very well presented interior. The accommodation is arranged over two floors and comprises three good size bedrooms, bathroom, separate WC, a lovely 17' lounge, further reception room/dining room and modern fitted kitchen. Externally to the rear there is a lovely, mature garden measuring 50' with patio and lawned areas. There is also an outbuilding providing additional storage.

This lovely property is set within Lammas Green, a popular Grade II listed development off Sydenham Hill with a very attractive central 'village green'. The property is well located for access to nearby Sydenham, Forest Hill and Crystal Palace High Streets which offer numerous independent boutiques, coffee shops, restaurants, pubs and bars. The popular Horniman Museum and Gardens are just a short walk away. Dulwich Village is also easily accessible with its Picture Gallery, Golf Course and popular parks. Dulwich Woods are located just opposite the development.

The nearest railway stations are Forest Hill & Sydenham with services to London Bridge, London Victoria, Highbury & Islington (for the Victoria Line), Shoreditch, Whitechapel (for the Elizabeth Line, District and Hammersmith & City line) and Canada Water (for the Jubilee Line). Sydenham Hill station has services to London Victoria and Blackfriars.

Internal viewing of this fine property is advised.

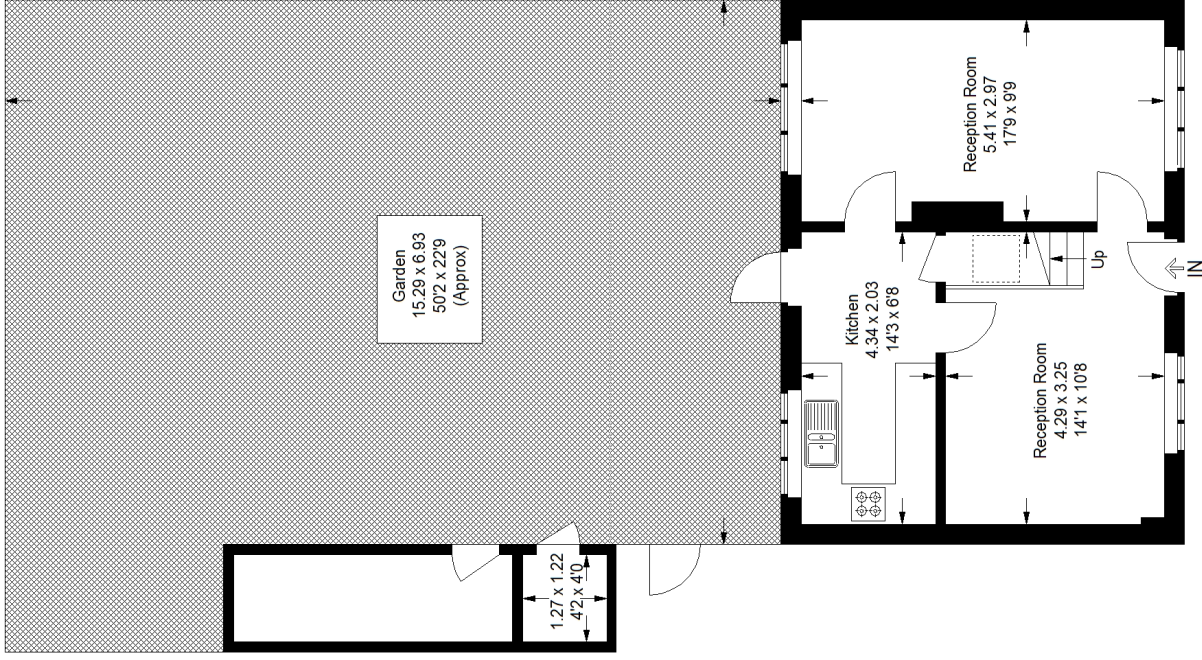
EPC: E | Council Tax Band: D



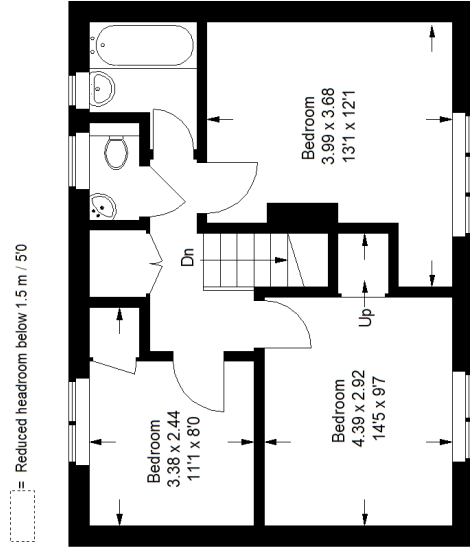
# Floorplan

## Lammas Green, SE26

Approximate Gross Internal Area  
(Excluding Outbuilding)  
81.3 sq m / 875 sq ft



**Ground Floor**



**First Floor**

Reduced headroom below 1.5 m / 5'0"

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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		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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