



Canbury Mews, SE26
Guide £750,000-£775,000

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In general

- An attractive end of terrace 1980's house
- Upgraded and modernised to an extremely high standard
- Three bedrooms, family bathroom
- Large lounge
- Dining room open-plan to modern, integrated kitchen
- Entrance hall, downstairs cloakroom
- Garage converted into a home office/gym and a separate utility room
- Landscaped gardens to the front and rear
- Dedicated off street parking

In detail

An attractive end of terrace 1980's house located on this popular residential cul-de-sac set back from Sydenham Hill.

The property has been upgraded and modernised by the current owner to an extremely high standard creating a beautifully presented interior. The accommodation is arranged over two floors and comprises three bedrooms, family bathroom, large living room, dining room open-plan to a modern integrated kitchen, entrance hall and downstairs cloakroom. Externally there are landscaped gardens to the front and rear. The garage at the end of the rear garden has been converted to provide a spacious home office/gym and a separate utility room. There is dedicated off street parking at the rear of the property. There is also scope to add off street parking to the front of the property (subject to planning approval).

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. Both the popular Horniman Museum and Gardens and Crystal Palace Park 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 Sydenham Hill (London Victoria and Blackfriars), Sydenham & Forest Hill (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).

Internal viewing of this fine property is advised.

EPC: C | Council Tax Band: E



Floorplan

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Approximate Gross Internal Area

92.7 sq m / 998 sq ft

Outbuilding = 24.9 sq m / 268 sq ft

Total = 117.6 sq m / 1266 sq ft



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		
		74 C	87 B

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