



Edward Road, SE20
Guide Price £575,000-£600,000

0208 702 9777
pedderproperty.com

pedder



In general

- Alexandra Conservation Area
- Off street parking
- New kitchen
- Original features
- West facing garden
- Two reception rooms
- Excellent transport links

In detail

A characterful, two bedroom semi detached cottage available for sale, ideally located within the sought after Alexandra Conversation Area.

The charming cottage features a traditional design and comfortable living space; boasting an abundance of period features including original stripped wooden flooring, feature fireplaces and sash windows, providing a warm & inviting space during colder evenings. The newly fitted kitchen leads onto the attractive low maintenance garden, creating an effortless flow between the out and indoor spaces.

Situated in Alexandra Conservation area offering a lovely community atmosphere. The cottages are known for their picturesque settings and friendly neighbours. Additionally, the location offers quick and easy access to local amenities, including shops, restaurants, and parks as well as transport links from both Penge East and West Stations offering links into London Bridge & London Victoria. Sydenham station is also within close proximity offering London Overground services.

EPC: E | Council Tax Band: D



Floorplan

Edward Road, SE20

Approximate Gross Internal Area

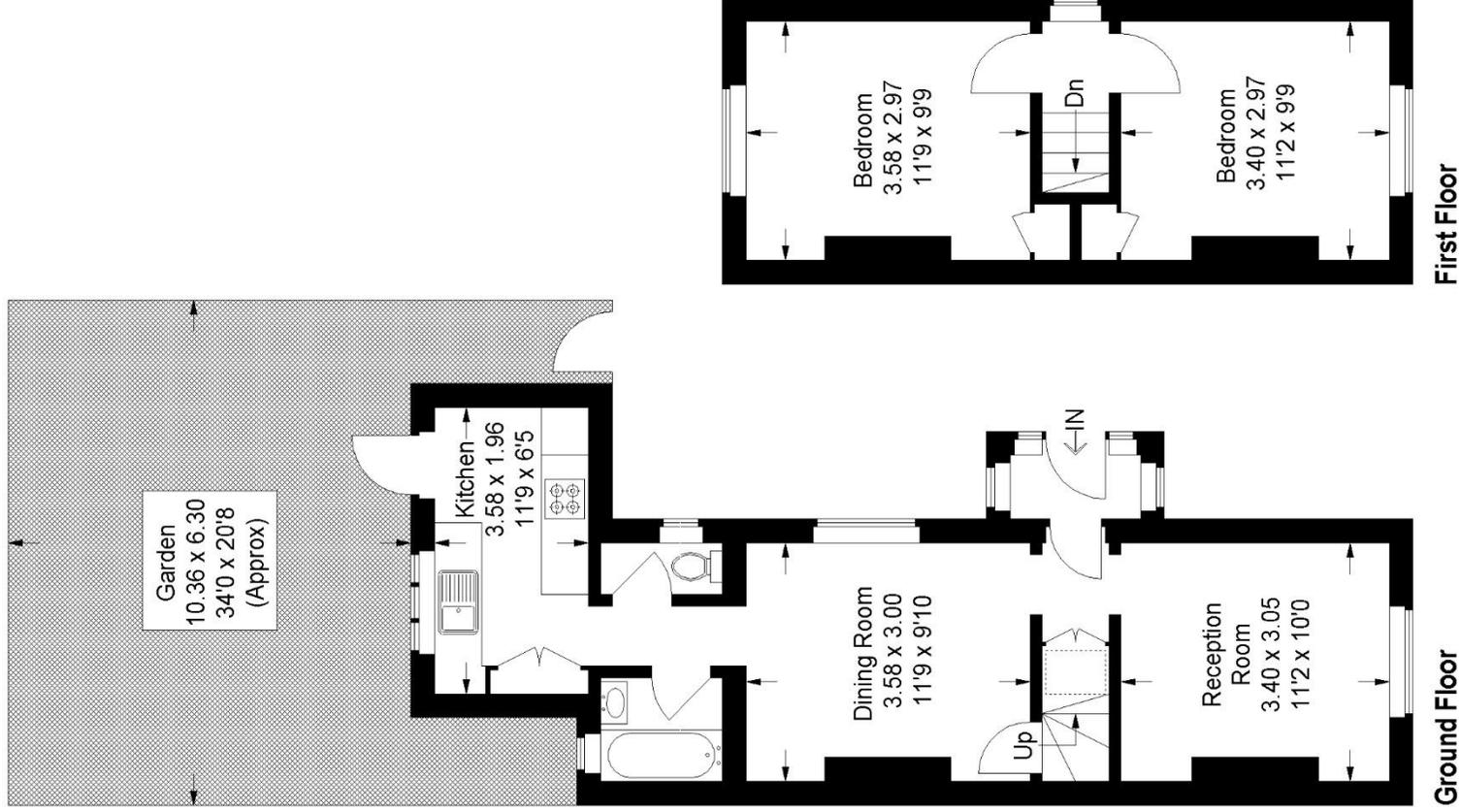
Ground Floor = 39.5 sq m / 425 sq ft

First Floor = 24.5 sq m / 264 sq ft

Total = 64.0 sq m / 689 sq ft



 = Reduced headroom below 1.5 m / 5'0"



Ground Floor

First Floor

Copyright www.pedderproperty.com © 2023

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	41 E	
21-38	F		
1-20	G		

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