

Hall Drive, SE26  
£1,500,000

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# In general

- Wonderful private road
- Detached property of 2,658 sq ft
- Dual aspect reception
- Five double bedrooms
- Two bathrooms
- Off street parking
- Garage
- No onward chain

# In detail

Set on a private leafy road in Sydenham is this expansive five bedroom, two bathroom, detached family home with off street parking and garage.

A road well-known for its exceptional architecture and thoughtful landscaping, this very attractive and unique location was also once the carriage road for the Lawrie Family dating back to 1805. Having been occupied by the same family for almost 60 years, an opportunity now presents for an incoming family to create a home to suit their needs and become part of a wonderful community.

The approach to this beautifully crafted double fronted property is welcoming, with a front garden filled with scented rose bushes, established shrubs and a beautiful wisteria framing the front door. Internally the property boasts a 22'5 ft dual aspect reception, a dining room with French doors onto the rear garden, kitchen breakfast room, five double bedrooms and two bathrooms. A charming viewing balcony can be accessed from the first floor where you can enjoy far reaching green views and glorious sunsets.

The mature garden is full of flowering perennials, shrubs and trees yet still offers tremendous scope for further landscaping. There is also a historical bunker still in situ.

Offering 2,658 sq ft of accommodation, the possibilities are endless, and as such we expect there to be a lot of interest in this property.

EPC: E | Council Tax Band: G

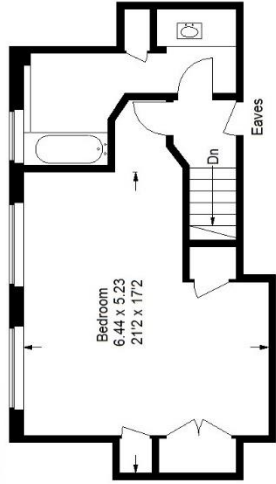


# Floorplan

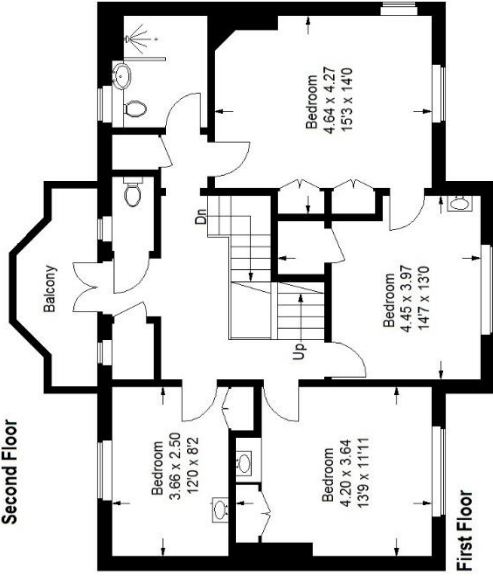


## Hall Drive, SE26

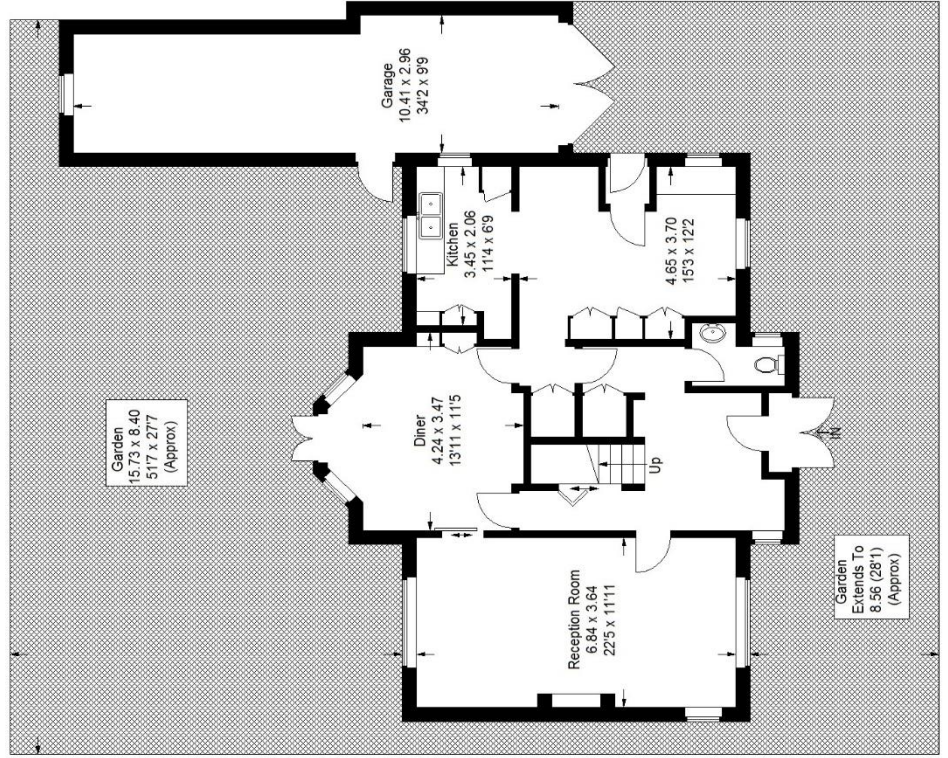
Approximate Gross Internal Area  
 Ground Floor = 90.3 sq m / 972 sq ft  
 First Floor = 83.8 sq m / 902 sq ft  
 Second Floor = 43.9 sq m / 473 sq ft  
 Garage = 28.9 sq m / 311 sq ft  
 Total = 246.9 sq m / 2658 sq ft



## Second Floor



## First Floor



## Ground 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		79 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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