



Venner Road, SE26
£1,200,000

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In general

- Attractive period semi-detached house
- Characterful features throughout
- Extended kitchen/dining room
- Through reception
- Five double bedrooms
- Bathroom
- Recently fitted shower room
- Large cellar
- South west facing garden
- Circa 2,200 sq ft

In detail

This excellent five bedroom semi detached family home, with a glorious south west facing garden, is located very close to both Penge East (Victoria) and Sydenham Overground (London Bridge) as well as lots of green open spaces, and a range of coffee houses, restaurants and shops.

A path of striking chequerboard tiles leads to the entrance of this very handsome home, which is immediately impressive and inviting. The elegant and grand reception showcases some gorgeous features including, but not limited to, cornicing framing the ceilings, tall skirting boards, fireplaces, a large bay window with shutters and warm wood flooring running the length of the room.

To the rear is a light filled dining area, which feels like the heart of the home, where the owners have enjoyed plenty of dinner parties and Sunday lunches, large French doors frame a lovely view of the rear garden and there is a charming lounge area to enjoy of an evening. Steps down into the open kitchen area offers plenty of storage, work surfaces and access to a sweet courtyard, the perfect spot for a kitchen garden.

Being a natural five bedroom house, ensure lots of space for a growing family and really well proportioned rooms.

The garden provides an extension of the living space, bursting with seasonal interest, rich with mature and established trees and plants.

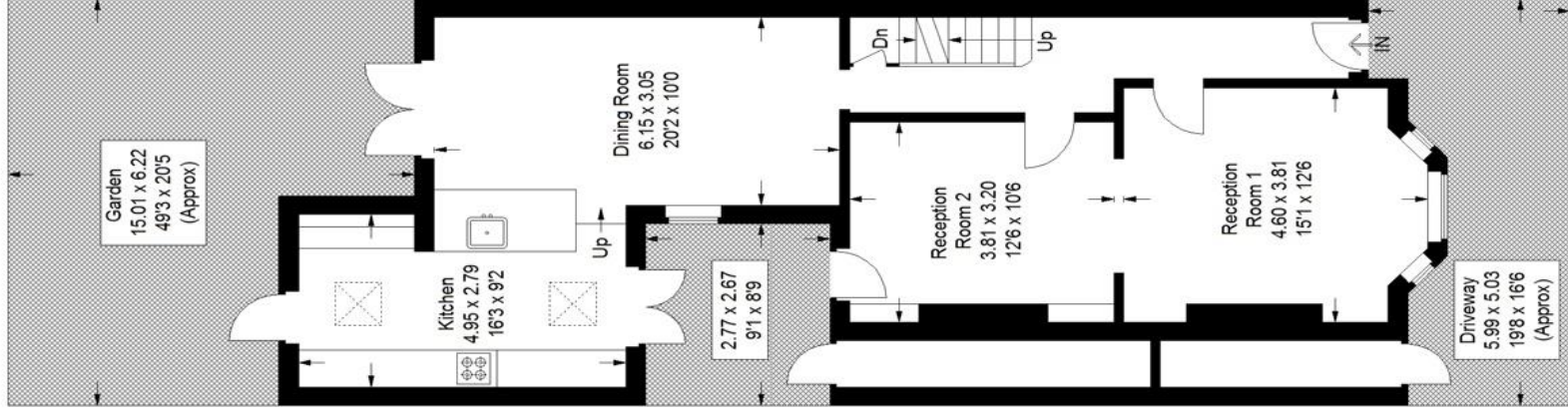
EPC: E | Council Tax Band: F



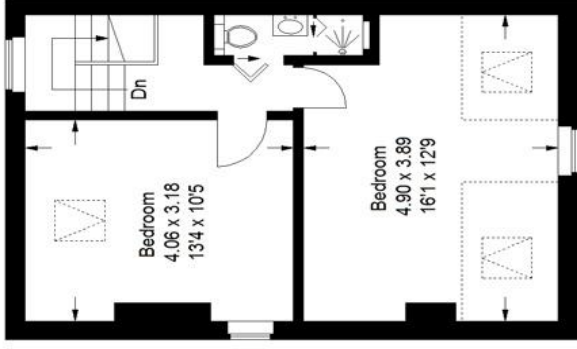
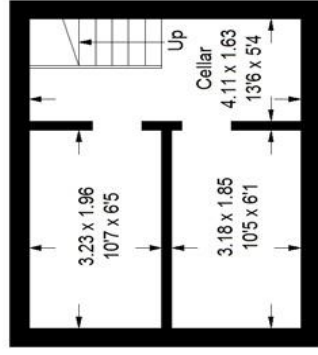
Floorplan

Venner Road, SE26

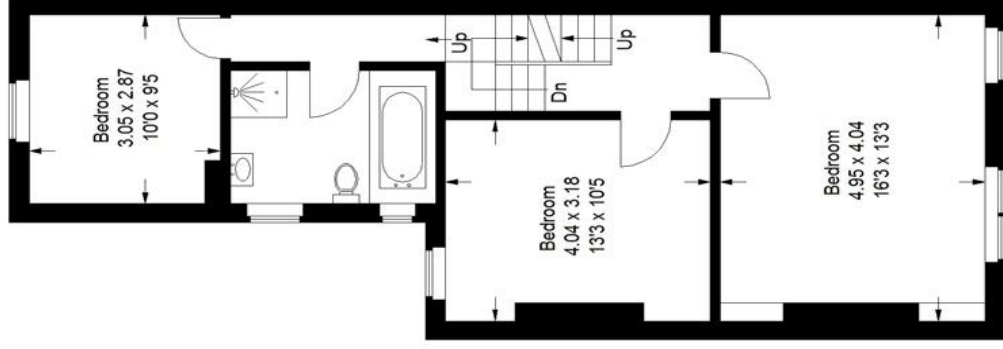
Approximate Gross Internal Area
204.3 sq m / 2199 sq ft



= Reduced headroom below 1.5 m / 5'0"



Second Floor



First Floor

Lower 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	77 C
21-38	F		
1-20	G		