



Girton Road, SE26  
£1,100,000

0208 702 9777  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Stunning semi detached Edwardian home
- Landscaped garden with allotments beyond
- Architecturally designed
- Grounding, calming palette throughout
- Reception with wide bay
- German designed kitchen
- Four bedrooms
- Bathroom and shower room
- Off street parking
- Excellent transport links

# In detail

A stunning four bed, two bath, Edwardian home, with off street parking, landscaped rear garden and a far reaching, uninterrupted view of allotments beyond, all positioned really closely to plenty of amenities, good local schools and great transport links.

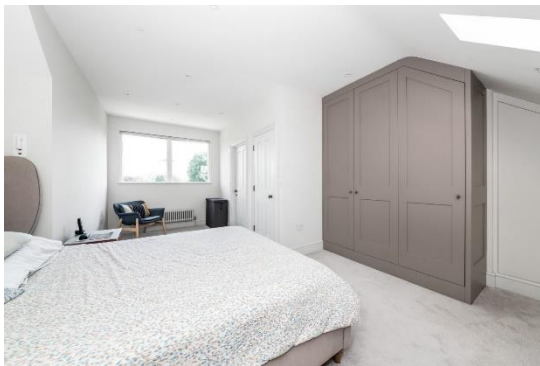
The owners have created an inspiring, beautifully balanced home maintaining a strong focus on sustainability, efficiency and simple, effective design. By using Farrow and Ball paints throughout, the rooms flow gently and in complete harmony, creating a tranquil feel in each room.

The property sits just in the curve of the road which means you benefit from some unique open views to both front and rear. Comprising a reception with a wide bay window, framed with traditional period shutters, scandi washed boards, a fireplace and plenty of alcove shelving for storing, the kitchen / breakfast room is in the centre of the house, with lots of space to gather, cook together and socialise, steps lead down into a thoughtfully designed dining area with floor to ceiling sliders opening into the garden which invites you to simply relax and stay a while.

Upstairs, the first floor provides three bedrooms and a family bathroom, and the top floor, a master bedroom with bespoke wardrobes, ensuite shower room and spectacular views of the allotments, a haven for local wildlife.

This ever changing, seasonal view is very special, and available to just a few of the neighbouring houses. This property really should be viewed to be fully appreciated.

EPC: D | Council Tax Band: D



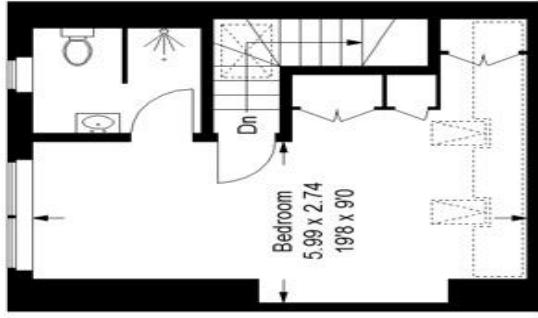
# Floorplan

**Girton Road, SE26**

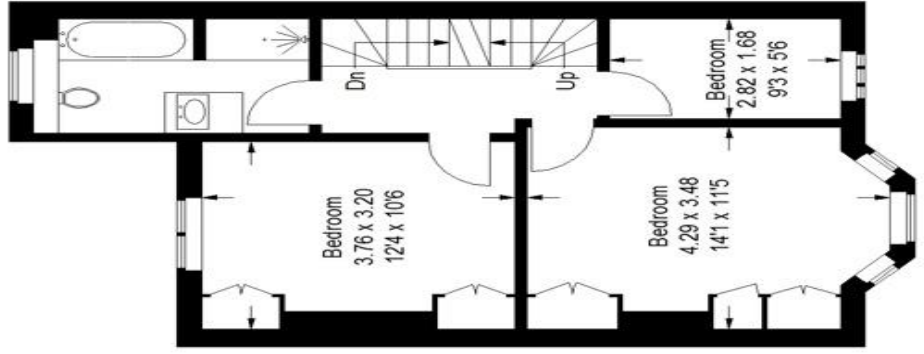
**Approximate Gross Internal Area (Excluding Shed)**  
**141.2 sq m / 1520 sq ft**



 = Reduced headroom  
 below 1.5 m / 50



**Second Floor**

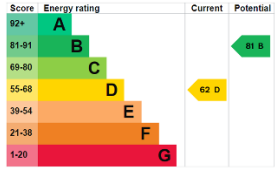


**First Floor**

**Ground Floor**

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2024

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.



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 does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.