



Grace Path, SE26
£550,000

0208 702 9777
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In general

- Superb mid-century house
- Sunny 23ft reception
- Bespoke kitchen
- Two double bedrooms
- Off street parking
- South facing private garden
- Residential setting
- Moments from Sydenham Overground and Mayow Park

In detail

Built mid-century, these charming homes are tucked away from the hustle and bustle, yet still very well connected, with Sydenham Overground and plenty of amenities, moments away.

This two storey, two double bed freehold house offers surprisingly generous accommodation as well as off street parking and a private garden: all huge draws.

Renovated, with a retro ethos in mind, resulting in an authentic and characterful space which is both practical and playful. The kitchen to the front is bespoke and has been crafted using sustainable materials and includes lots of storage, to the rear a wonderful south facing 23ft reception is illuminated by tall sliding doors and provides plenty of space, for plenty of guests, with areas zoned to comfortably lounge, dine and entertain.

Upstairs are two good sized double bedrooms, both benefiting from lots of fitted storage, and a bathroom.

The garden is a sun trap, and a lovely spot to relax and unwind, enjoy a BBQ or grow your own. There is also rear access to your own private parking space. A house that really should be viewed to be fully appreciated.

Grace Path is a little gem! The location allows easy access to so many treats along the high street whether that be breakfast at Cobbs Corner or dinner at Trattoria Raffaele, you're also close to Mayow Park, where you will find a Brown & Green café, children's playground, cricket oval, croquet club, tennis courts, orchard, and an outdoor gym.

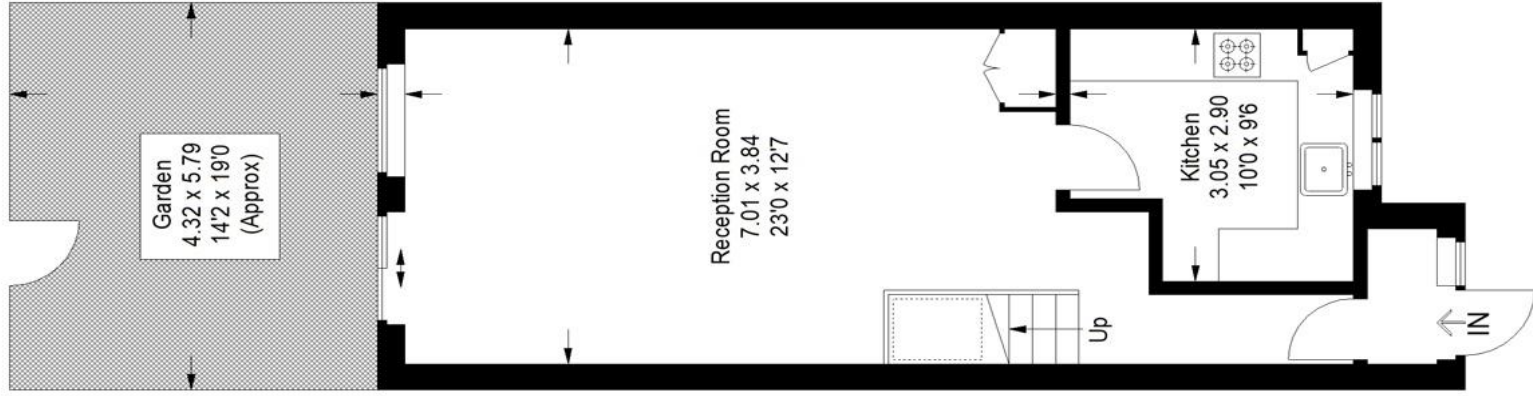
EPC: C | Council Tax Band: C



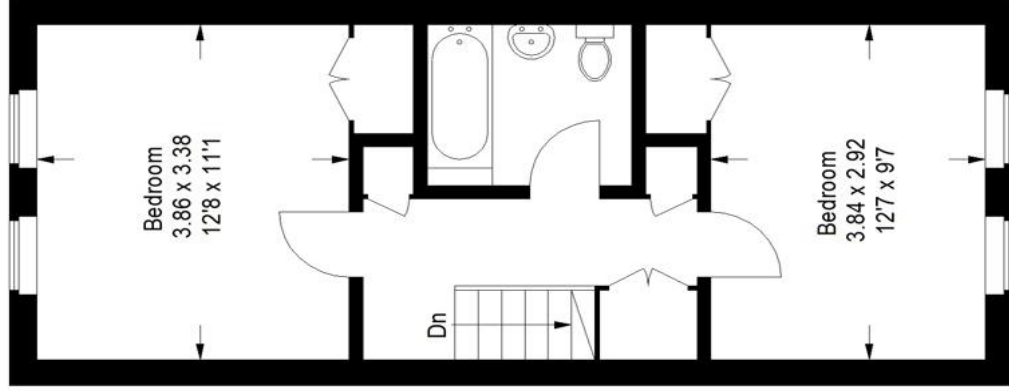
Floorplan

Grace Path, SE26

Approximate Gross Internal Area
80.4 sq m / 865 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		86 B
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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