



Larkbere Road, SE26
Guide £675,000 - £700,000

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In general

- Characterful Victorian home
- Light filled accommodation
- Through reception
- Kitchen / breakfast room
- Three doubles
- Bathroom and shower room
- West facing garden
- Very close to Mayow Park
- Great location!

In detail

**** Guide Price £675,000 - £700,000 **** A characterful three double bed, two bath, Victorian house with a west facing garden located in this highly sought after location in Sydenham.

With a fresh white facade, spearmint picket fence and clematis framed bay, the approach is welcoming, and the house is as delightful inside, as it is out.

The light filled through reception offers a lovely blend of contemporary and original features, complimented by a playful use of colour and texture, creating a space which is full of character and personality. The kitchen is contemporary, has plenty of storage, high quality appliances and marble effect work tops, a lovely dining area for breakfasts and dinners, and direct access onto a secluded west facing garden filled with a wonderful variety of perennials, fragrant climbers and plants.

The first floor offers a master bedroom with fitted wardrobes, a double bedroom and a really good sized family bathroom, whilst the top floor provides a further double with ensuite shower room and far reaching roof top views.

Larkbere Road is a lovely road, with a lovely community, located close to Mayow Park and a Brown & Green café, a wide range of shopping facilities available at Bell Green and excellent transport links including Lower Sydenham (Charing Cross) and Sydenham Overground.

EPC: TBC | Council Tax Band: C



Floorplan

Larkbere Road, SE26

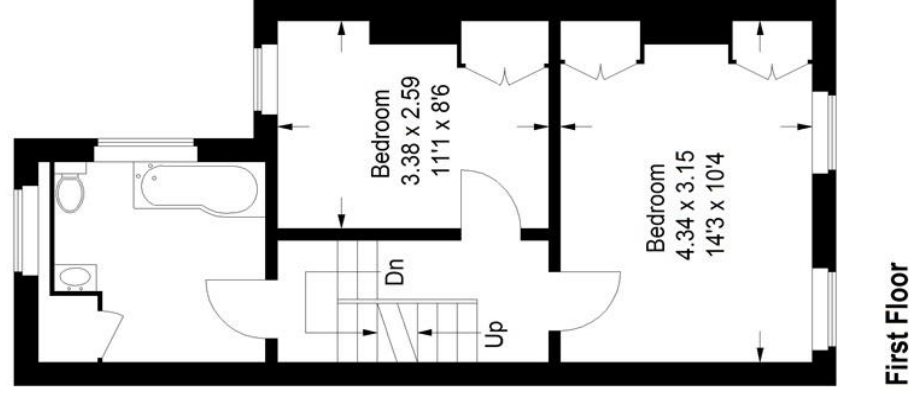
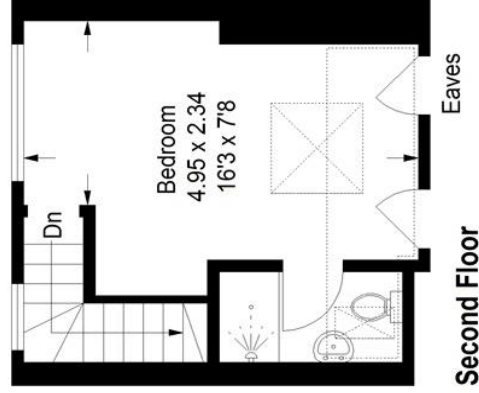
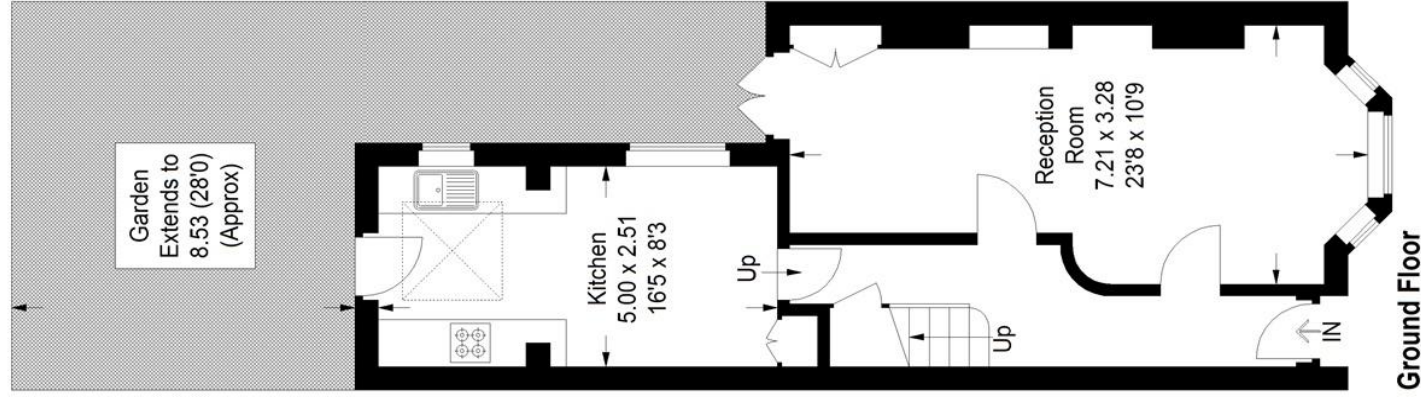
Approximate Gross Internal Area

Ground Floor = 43.4 sq m / 467 sq ft

First Floor = 36.8 sq m / 396 sq ft

Second Floor = 21.3 sq m / 229 sq ft

Total = 101.5 sq m / 1092 sq ft



= Reduced headroom below 1.5 m / 5'0"

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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.