



Girton Road, SE26  
£850,000

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# In general

- Edwardian end of terrace house
- Charming and characterful
- Three bedrooms
- Through reception/ dining room
- Garden room/ conservatory
- Newly fitted bathroom
- Beautiful west-facing garden
- Excellent transport links

# In detail

This Edwardian property built at the height of the Arts & Crafts movement, is full of period charm and offers wider, larger and brighter rooms than their Victorian counterparts, making these houses a popular choice with home buyers.

With beautiful and elegant detailing, the use of neutral tones and materials throughout creates an inviting and warm space to enjoy. The through reception room is spacious yet feels cosy and is a room you would naturally retreat to at the end of the day, with a traditional fireplace, wooden flooring and a beautiful bay window. The dining area also connects perfectly to the kitchen and garden, making this a convenient layout to cook, gather for meals and to entertain.

Upstairs are three bedrooms and a beautiful, recently refitted bathroom with bath and standalone shower.

Traditional replacement sash windows with double glazing are fitted throughout, complementing the Edwardian character.

The garden is an idyllic space for alfresco lunches and weekends spent pottering. Beautifully landscaped and rich with mature and established trees and plants, there is also a charming path through the garden that encourages you to explore.

The property is within easy walking distance of wonderful open, green spaces such as Mayow Park with its Green & Brown café, tennis courts, orchard and an outdoor gym, as well as Alexandra Grounds, Cator Park and Crystal Palace close by. The amenities of Sydenham High Street are all conveniently situated. Transport links are excellent, including Sydenham mainline and Overground station to London Bridge, and Penge East rail to London Victoria.

EPC: D | Council Tax Band: D

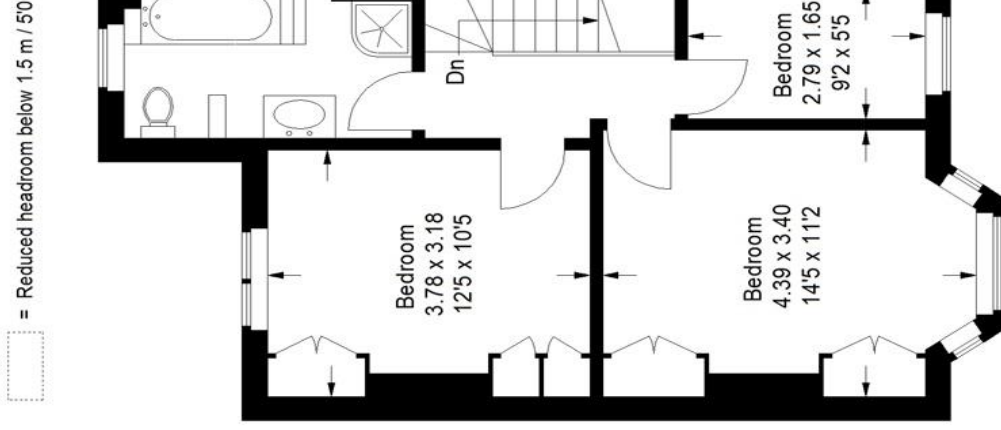
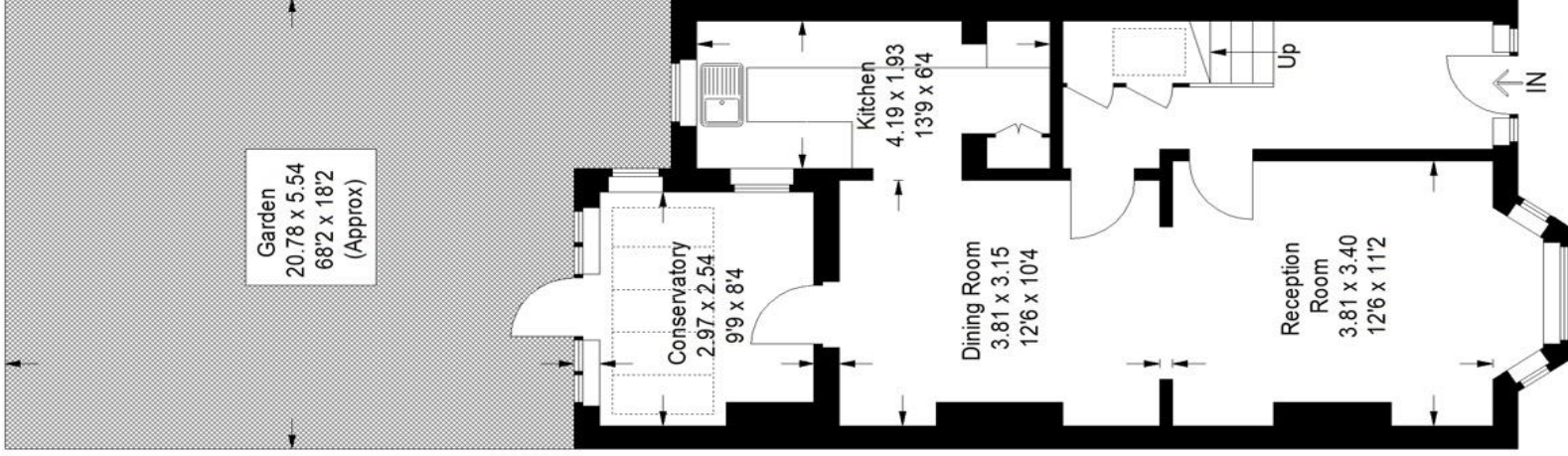


# Floorplan

**Girton Road, SE26**

Approximate Gross Internal Area

98.6 sq m / 1061 sq ft



= Reduced headroom below 1.5 m / 5'0"

**Ground Floor**

**First Floor**

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Score	Energy rating	Current	Potential
82+	A		86 B
81-81	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		