



Hall Drive, SE26

Guide Price £450,000-£475,000

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In general

- Highly sought after location
- Maisonette with private entrance
- Large reception
- Modern fitted kitchen
- Two double bedrooms with fitted storage
- Modern bathroom
- Huge loft storage
- Private West facing garden
- Garden shed
- Chain free

In detail

Set on a highly sought after, tree-lined, tranquil and private road in Sydenham, is this first floor two double bed maisonette with private West facing garden and garden shed, positioned moments from Sydenham Overground and the high street.

Characterised by clean lines, large windows and generous proportions. This fresh, uncomplicated space has been upgraded and beautifully maintained resulting in a calming and inviting home for you to immediately enjoy. Entry is through a private front door to the side of the property, into a hallway where you can store coats and shoes and a staircase leading to the wonderfully bright accommodation.

Comprising a lovely lounge with plenty of space to relax, entertain and dine, a modern kitchen with lots of storage and work space, two very well proportioned bedrooms each benefiting from fitted storage and there is a modern bathroom with a dual overhead and hand held shower. Another huge draw to this property is the loft space, an incredible 29'1 x 8'9 ft, which offers superb storage.

The garden is a wonderfully secluded spot and a tranquil retreat, lawned with mature shrubs and trees lining the borders creating a green canopy and a large flagstone patio providing the perfect spot for Summer lunches and alfresco dining. There is also a shed for extra storage.

The location is so well connected and perfectly positioned to enjoy the best of the area; moments from Crystal Palace Park which hosts numerous musical events over the Summer, transport is excellent and includes easy access to Sydenham Overground and Penge East rail (London Victoria) or a 176 bus ride direct to Tottenham Court Road, for those who prefer a more leisurely commute. Sydenham and Penge high streets are filled with a variety of eateries, pubs and amenities for comfort and convenience.

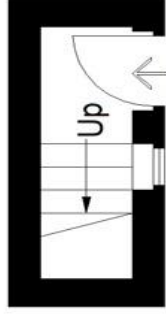
EPC: C | Council Tax Band: C | Lease: 936 Years Remaining | SC: As and when | GR: £0 | BI: TBC



Floorplan

Hall Drive, SE26

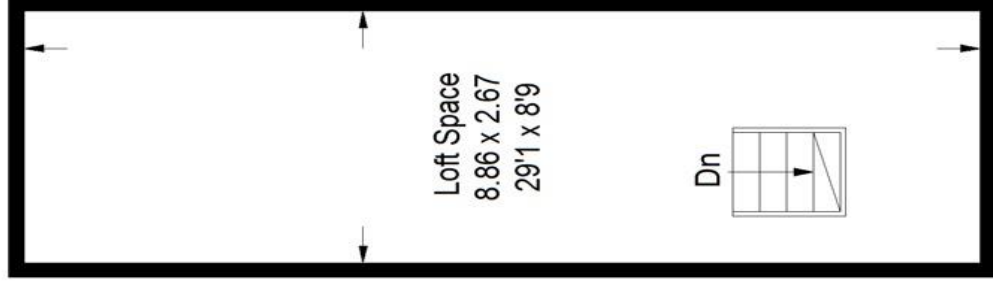
Approximate Gross Internal Area
(Excluding Loft Space)
67.7 sq m / 729 sq ft



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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