



Girton Road, SE26 | Price Guide £875,000

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# In General

- Characterful Edwardian home
- Semi detached
- Off street parking
- 62ft private garden
- Reception with wide bay
- Three double bedrooms & study
- Excellent transport links

# In Detail

\*Guide price £875,000 - £900,000\* A characterful three storey Edwardian home, located in a charming residential street in Sydenham, with convenient access to a variety of coffee shops, restaurants, parks and excellent transport links.

The front reception room displays a cosy charm, showcasing original features that add character and warmth. The lovely bay window invites natural light to fill the space, creating an inviting atmosphere perfect for relaxation or entertaining guests. The combination of thoughtful decor and these architectural details makes the room feel like a welcoming retreat.

With the kitchen recently extended, the property offers an enjoyable space for dining, as well as accentuating the period features throughout.

The first floor provides two double bedrooms, and a study, with fresh and contemporary family bathroom. Following onto the top floor, the master bedroom, offers 19.2ft in space, with elevated views from the Juliet balcony as well as a seamless ensuite shower room.

The property also benefits from a recently landscaped garden.

Girton Road 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.

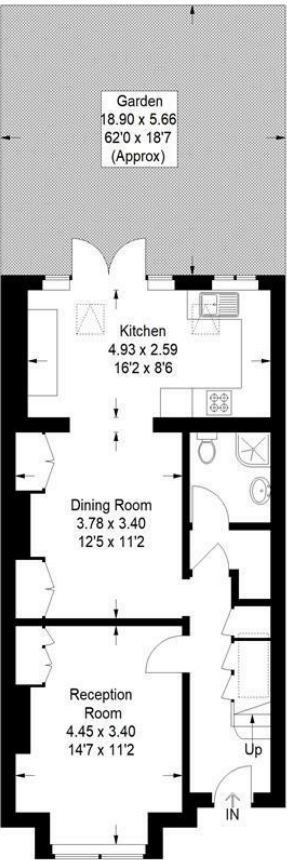
EPC: E | Council Tax Band: D



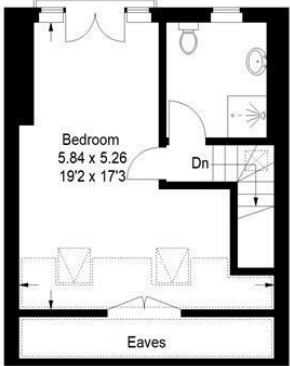
# Floorplan

## Girton Road, SE26

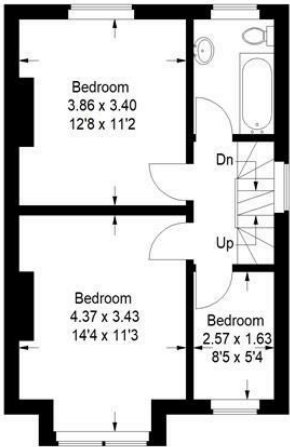
Approximate Gross Internal Area  
(Excluding Eaves)  
127.6 sq m / 1373 sq ft



Ground Floor



Second Floor



First Floor

□ = 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.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 102 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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