



Tannsfeld Road, SE26 | £775,000

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## In General

- Characterful Edwardian home
- Two receptions
- Kitchen
- Three bedrooms
- Bathroom and shower room
- Beautiful 90'9 ft garden
- Excellent transport links

## In Detail

A characterful three bedroom 1900s Edwardian house, located in a lovely residential street in Sydenham, with convenient access to a variety of coffee shops, restaurants, parks and excellent transport links.

Benefitting from well proportioned rooms and tall ceilings, this characterful property provides 1,270 sq ft of accommodation, a huge amount of scope and some really charming details.

Comprising two receptions, a kitchen, three bedrooms, bathroom and shower room. To the rear is a beautifully maintained 909 ft garden, stocked with an array of shrubs and established borders.

The property is moments from wonderful green open spaces including Mayow Park, Green and Brown cafe tennis courts, orchard, and an outdoor gym, as well as a wealth of amenities which can be found on the high street. Transport links are enviably close including Sydenham Overground and Penge East rail.

EPC: D | Council Tax Band: D



# Floorplan

Tannsfield Road, SE26

Approximate Gross Internal Area  
118.0 sq m / 1270 sq ft



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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	Current	Potential
Very energy efficient - lower running costs		
102 plus) <b>A</b>		
81-101) <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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