



Wiverton Road, SE26
Guide Price £850,000 - £875,000

02087029777
sydenham@pedderproperty.com

pedder
We live local



In General

- Gorgeous red brick Victorian home
- Through reception
- Kitchen / dining room
- Three double bedrooms
- Large family bathroom
- South west facing garden
- No onward chain
- Excellent transport links

In Detail

Guide Price £850,000 to £875,000 An attractive red brick late Victorian home, set on one of Sydenham's most sought after residential roads, close to excellent transport links, good local schools and several parks.

The approach to this beautiful home is inviting, with a black and white chequered path, bay windows with shutters and a front garden filled with slate shingle, all framed by a well manicured conifer hedge.

A wonderfully light entrance creates a welcome introduction into the spacious accommodation; comprising a through reception with original honey stained flooring, a restored working fireplace and original French doors to the rear leading to the side return. The kitchen / dining room offers ample space to entertain, gather, and dine with space for a party of six, great storage and plenty of work surfaces.

Upstairs are three double bedrooms and a large family bathroom with classic high quality fittings.

The gardens provide a wonderful retreat with designated areas to entertain, relax and enjoy as well as being stocked with an array of shrubs, plants and established borders, creating privacy as well as being visually pleasing.

The property is within easy reach of Crystal Palace Park and Alexandra Recreation Grounds, bars, restaurants and the excellent transport links that this part of South East London is known and loved for including Sydenham Overground and Penge East rail.

EPC: D | Council Tax Band : D



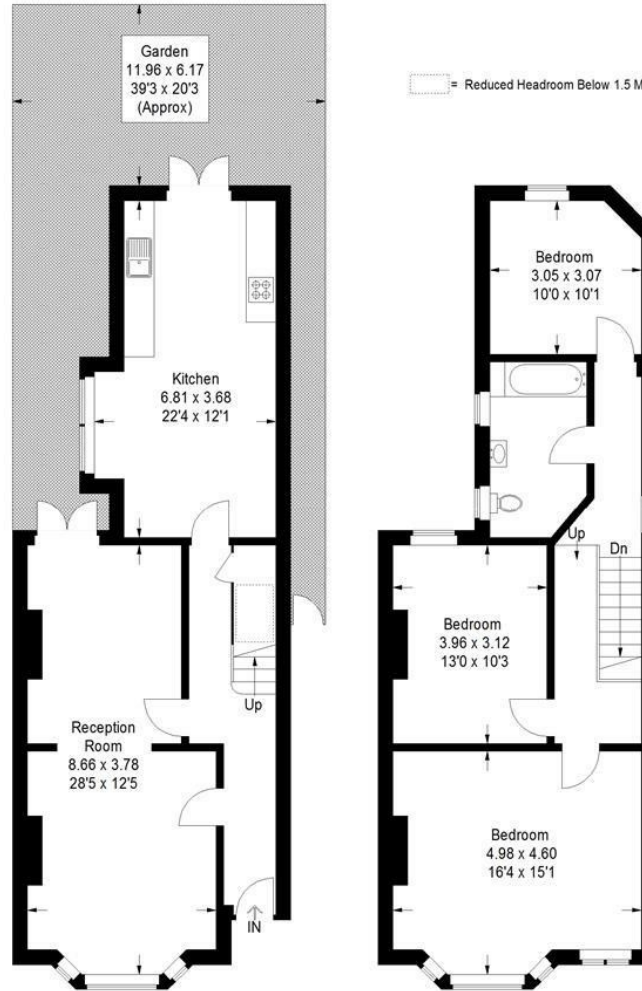
Floorplan

Wiverton, SE26

Approximate Gross Internal Area
126.6 sq m / 1363 sq ft



 Reduced Headroom Below 1.5 M / 5'0"



Ground Floor

First Floor

Copyright www.pedderproperty.com © 2024

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			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-64) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.