



Edward Road, SE20 | Guide Price £625,000

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In General

- Alexandra Conservation Area
- Through reception of 26'7 ft
- Charming kitchen / breakfast room
- All-weather conservatory
- Two bedrooms
- Upstairs WC
- Established landscaped garden
- Off street parking
- Excellent transport links
- *Can complete before the end of March*

In Detail

Guide Price £625,000- £650,000 An elegant and beautifully modernised cottage that blends traditional charm with refined, contemporary elements, all finished in soft neutral tones.

The exterior maintains its classic cottage look, with a whitewashed stone façade complimented by the subtle sage green front door, while the windows have been replaced with large, energy-efficient panes, allowing natural light to flood inside.

Unlike the neighbouring properties, this superb home has been remodelled to offer a unique, more modern and open design that also maximizes space.

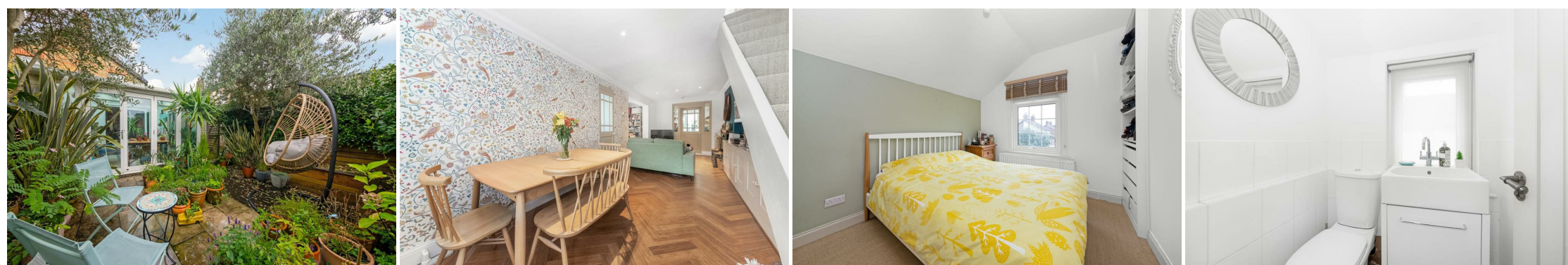
The porch entrance is a welcome introduction into the surprisingly spacious accommodation; comprising a 26'7 ft reception with gorgeous herringbone bamboo flooring running the length, a lovely dining area perfect for hosting dinners and parties, and an inviting cosy lounge with log burner where you would naturally retreat in the evening. The kitchen / breakfast room is a bright cheery space which leads into a superb all-weather extension, making it a perfect space for relaxing or entertaining, whether in the height of summer or the depths of winter.

Upstairs are two bedrooms, the neutral palette continuing with soft beiges and light tones on the walls, the furniture is kept simple and fitted storage is an added bonus. There is also the welcome addition of a compact but well designed upstairs WC.

Outside, a gorgeous landscaped garden where you can enjoy leisurely evenings outdoors, filled with a variety of mature plants and olive trees, it provides a lush, green backdrop that creates a sense of calm and privacy.

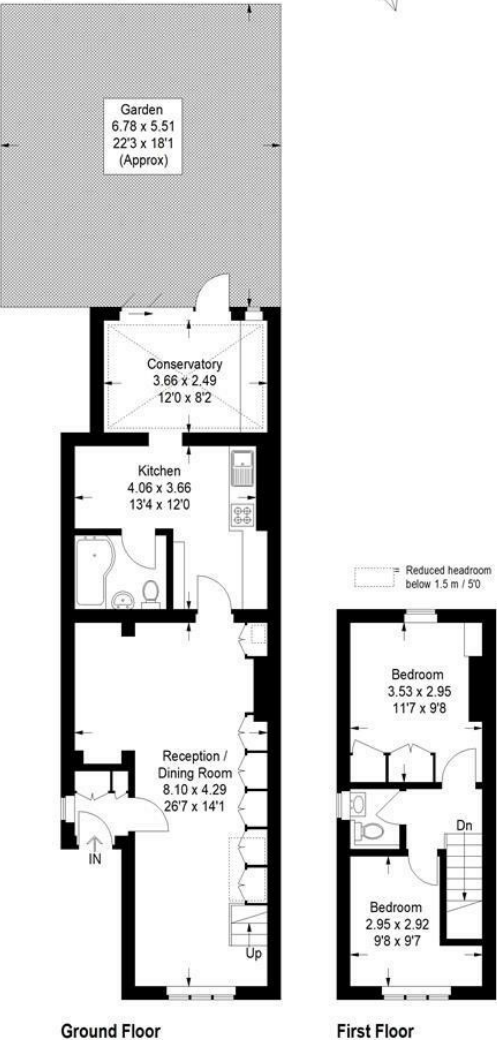
Edward Road is one of a few roads within this charming conservation area renowned for their sense of community and location to transport links including Penge West (Overground and Penge East (London/Victoria). Nearby there are a variety of quaint cafés, including in Alexandra Nurseries and Crystal Palace Park.

EPC: D | Council Tax Band: D

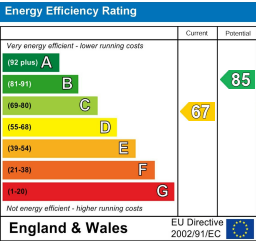


Floorplan

Edward Road, SE20
Approximate Gross Internal Area
82.1 sq m / 884 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.



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