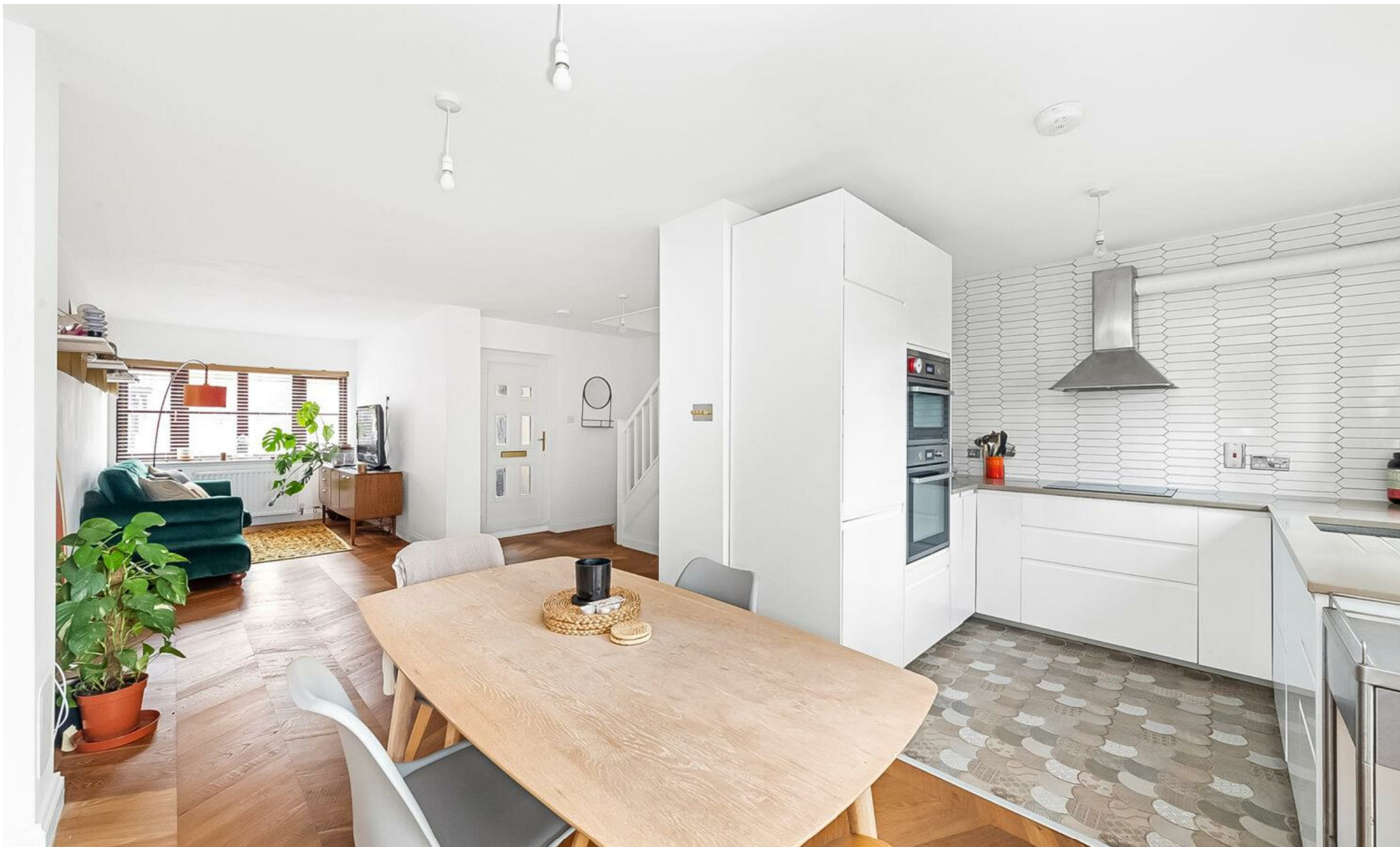




Tarragon Grove, SE26 | £625,000

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In General

- Superb freehold house
- Through reception of 31ft
- Kitchen with integrated appliances
- Three bedrooms
- Bathroom
- Beautifully finished throughout
- Off street parking
- Garden with direct access to Alexandra Recreation Grounds
- Excellent transport links

In Detail

Set within a charming residential close is this two storey, three bed freehold house with off street parking and a private garden, overlooking Alexandra Recreation Grounds.

Recently renovated to a high standard throughout, the owner has injected character and personality by using a wonderful palette of materials and colours resulting in a space that is both practical and playful.

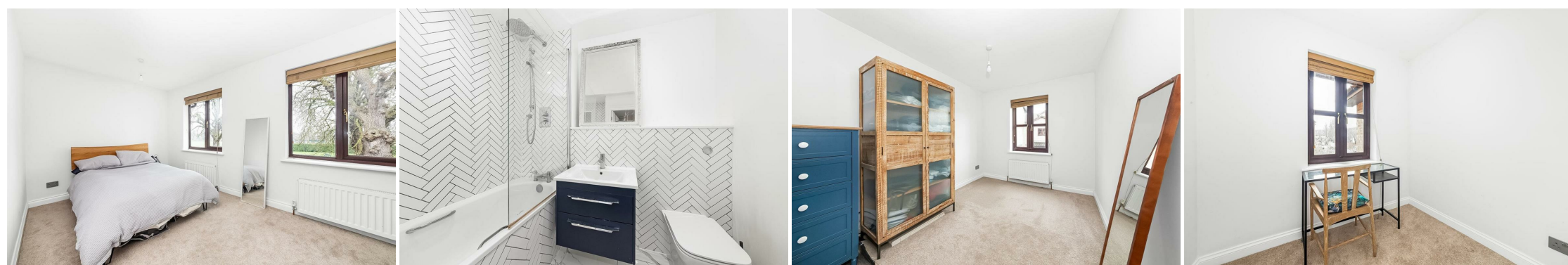
The layout ensures an open and fluid flow between rooms, creating a seamless connection that enhances the sense of spaciousness. With a large lounge to the front and connecting dining room to the rear, there is plenty of living / entertaining space, whether that be to relax or socialise. The U-shaped kitchen incorporates high quality appliances, clean lines and parallel work surfaces, making it a streamlined and practical space for prepping and cooking.

Upstairs are three bedrooms, offering fresh, uncluttered spaces, the primary located to the rear enjoys park views from its raised vantage point, a further double to the front and a third room which works well as a study. The bathroom is gorgeous, finished in monochrome herringbone tiling and a marble floor tiles.

To the rear the landscaped garden provides a low maintenance retreat with designated areas to relax and enjoy including a large deck, flagstone patio and gravelled beds ready for planting, all framed by the mature oak trees beyond. There is even a sweet gateway that takes you directly into the park.

The house's location in Sydenham is prime, being moments from Penge East and Sydenham stations with great links into Central London (Victoria, Blackfriars, London Bridge) as well as Dalston & Shoreditch, very close to coffee shops, bars, and restaurants, as well as the green open spaces of Alexandra Recreation Grounds and Crystal Palace Park's extensive recreational offerings, and a weekly farmers' market.

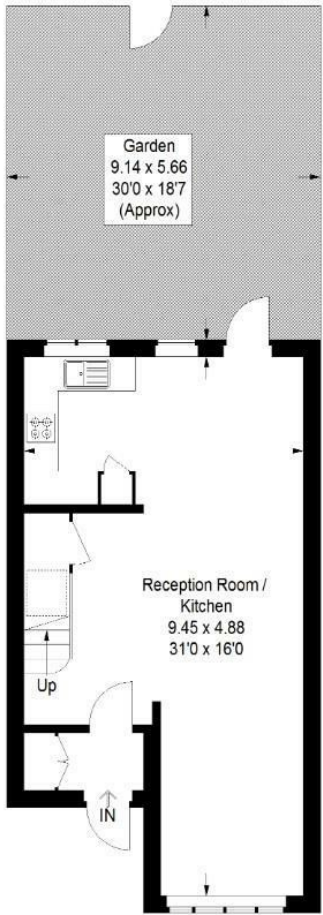
EPC: D | Council Tax Band: D



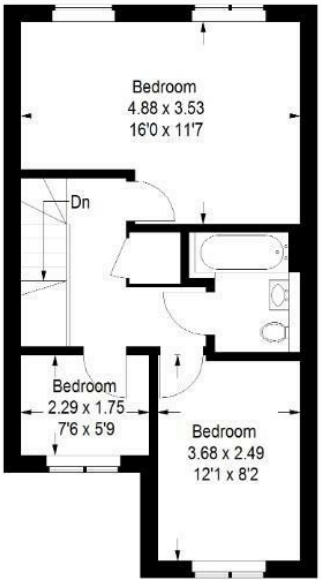
Floorplan

Tarragon Grove, SE26

Approximate Gross Internal Area
84.1 sq m / 905 sq ft



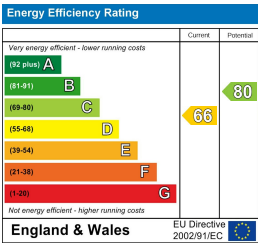
Ground Floor



First Floor

□ = Reduced headroom below 1.5 m / 5'0

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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