



Venner Road, SE26 | Guide Price £635,000

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In General

- Superb town house
- Kitchen / dining room
- Four bedrooms
- Two bathrooms
- West facing garden
- Off street parking
- Excellent transport links

In Detail

Guide Price £635,000 - £650,000 This four bed, two bath Freehold house offers generous accommodation, off street parking and a private West garden in a very central location in Sydenham.

Built mid-century, these superb homes are tucked away from the hustle and bustle, yet still very well connected, with Sydenham Overground and plenty of amenities, moments away.

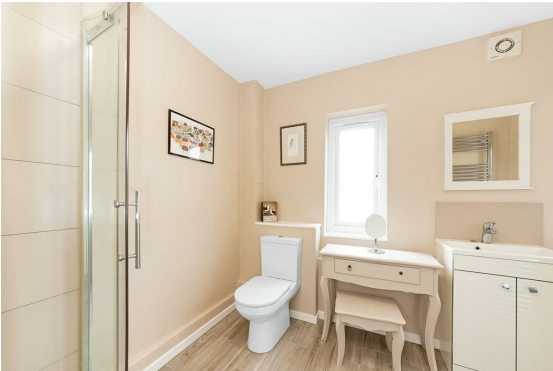
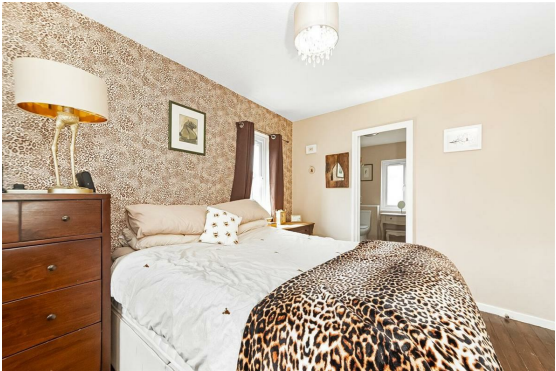
The house offers impressive lateral living space over three floors, which is both functional and flexible. Comprising a kitchen / breakfast room on the ground floor, a beautifully fitted kitchen with plenty of storage and a range cooker plus space for a table of eight, the garage has been cleverly redesigned to provide a further reception room or study, as is currently used.

Upstairs the primary bedroom enjoys a dual aspect view and a large ensuite shower room, there is also a further double bedroom or reception (currently used as the main living room) arranged on this level, whilst there are two further double bedrooms and a bathroom on the top floor.

The garden is a West facing, and a lovely spot to relax and unwind, enjoy a BBQ or grow your own. There is also side access for bikes, or gardening. A house that really should be viewed to be fully appreciated.

Venner Road is very close to Sydenham and Penge East rail, a number of coffee shops, restaurants and shopping facilities along the high street and the green open spaces of Crystal Palace Park which has a weekly Sunday market, and offers 200 acres of space to enjoy- perfect for a relaxing stroll or a coffee at the Brown & Green cafe.

EPC: C | Council Tax Band: D



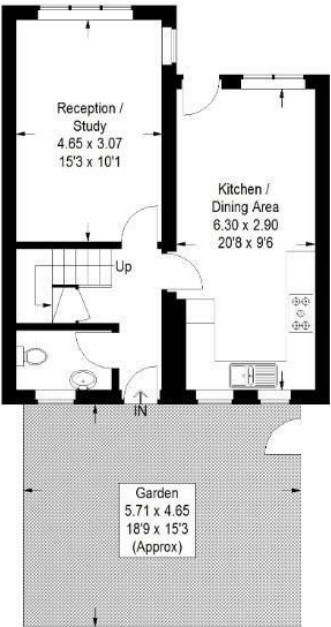
Floorplan

Venner Road, SE26

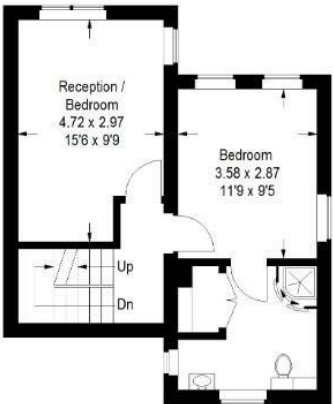
Approximate Gross Internal Area
117.9 sq m / 1269 sq ft



Second Floor



Ground Floor



First Floor

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1195342)

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