



Adamsrill Road, SE26 | Guide Price £675,000

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# In General

- Characterful and charming
- Two living areas
- Kitchen open into dining space
- Three bedrooms
- Beautifully fitted bathroom
- Utility room
- South facing garden
- Excellent transport links
- Very close to Mayow Park
- Front garden

# In Detail

Guide price £675,000 - £700,000

A gorgeous three bed Victorian end of terrace located moments from the open green spaces of Mayow Park and local community garden, with excellent transport connections and a vibrant mix of amenities along the high street.

There's something very charming about this house, a warmth and character that instantly makes it feel inviting. Blending period charm with a modern feel, the home is arranged over two floors, offering well-proportioned spaces filled with natural light.

At the front, a bright lounge creates a welcoming atmosphere, featuring a large bay window, honey stained wood flooring, and a classic wood burner as a focal point. The dining area seamlessly connects to the kitchen, forming an ideal setting for entertaining and family gatherings. The kitchen itself combines character with contemporary touches, offering ample storage and generous workspace.

Upstairs, there are three bedrooms, the third currently used as a study, and a beautifully fitted family bathroom. Additionally there access to the loft which has been boarded and insulated, with potential to extend STPP.

Adamsrill Road is a lovely community, ideally situated close to Mayow Park and the popular Brown + Green café. Nearby Bell Green offers a variety of shopping options, while excellent transport links, including Lower Sydenham (for Charing Cross) and Sydenham Overground/Underground, make commuting and exploring London easy.

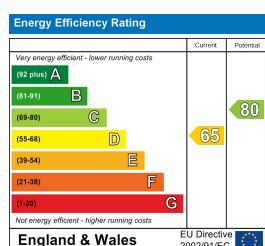
EPC: D | Council Tax Band: D



# Floorplan

## Adamsrill Road SE26

Approximate Gross Internal Area  
 Ground Floor = 48.6 sq m / 523 sq ft  
 First Floor = 44.9 sq m / 483 sq ft  
 Total = 93.5 sq m / 1006 sq ft



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