



Tannsfeld Road, SE26 | £1,150,000

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# In General

- Superb Edwardian home of 1,673 sq ft
- Extended kitchen / dining / living room
- Four double bedrooms
- Two family bathrooms
- Downstairs cloakroom
- West facing garden
- Garden office
- Off street parking
- Excellent transport links

# In Detail

A wonderful four bed, two bath Edwardian family home with West facing gardens, Garden office and off street parking, set on a tree lined street in the heart of Sydenham.

This is a house that effortlessly blends period charm with modern living, where carefully restored original features layered with contemporary design and playful pops of colour give each space warmth, personality and a distinctly curated feel.

The kitchen / dining / living space is the true hub of the home and includes bespoke cabinetry with quartz worktops and a selection of Bosch appliances, the dining area is perfect for both everyday family life and entertaining, bathed in natural light from the floor to ceiling bi fold doors overlooking the garden, creating a bright setting for morning coffees through to evening suppers with a seamless flow to the decked patio for alfresco dining in warmer months. The main reception room is wider than average and beautifully presented, with an elegant fireplace, shutters and custom alcove shelving.

Upstairs are four bedrooms, (all generous doubles), the primary enjoying a walk in dressing room, all finished with quality wool carpets, along with a two family bathrooms.

Outside, the landscaped garden is perfectly West facing and provides defined zones for entertaining and unwinding. A decked dining / lounge area sits beneath a mature Smoke Bush which turns a gorgeous deep purple from Spring through to the end of Summer, the lawn is approximately 40 ft long and well maintained with planted borders and new fencing. To the rear is an excellent garden office, with electricity, fibre broadband and air conditioning, plus a shed with useful storage for bikes and garden equipment.

Just moments from Alexandra Recreation Grounds, this home is perfectly positioned between Sydenham and Penge East stations, offering multiple fast transport routes into London.

EPC: C | Council Tax Band: D

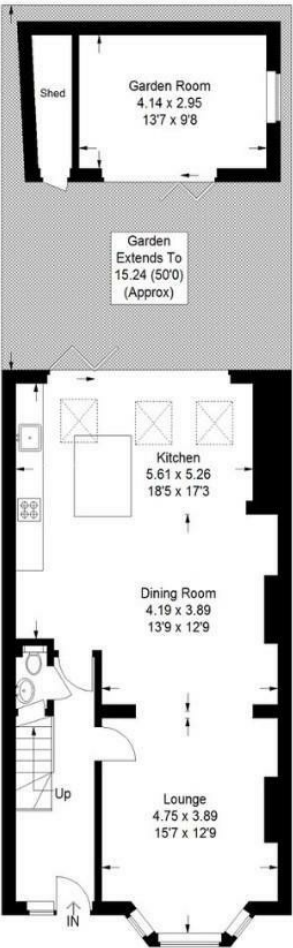


# Floorplan

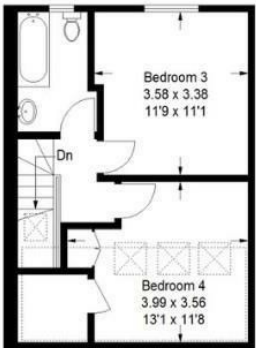
**Tannsfeld Road, SE26**  
Approximate Gross Internal Area  
155.4 sq m / 1673 sq ft  
Garden Room / Shed = 15.8 sq m / 170 sq ft  
Total = 171.2 sq m / 1843 sq ft



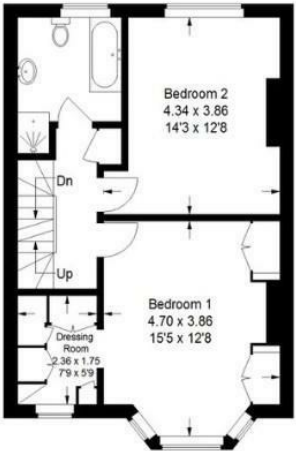
Reduced headroom below 1.5 m / 5'0"



Ground Floor

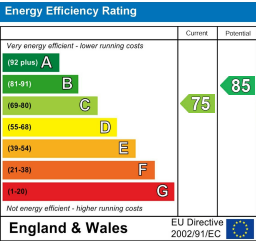


Second Floor



First Floor

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