



Wiverton Road, SE26  
£895,000

0208 702 9777  
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# In general

- Substantial semi detached home
- Through reception
- Four double bedrooms
- Bathroom and shower room
- Large private garden
- Excellent transport links

# In detail

A truly handsome, semi-detached late Victorian home retaining a wealth of original features, set on one of Sydenham's most sought after residential roads, close to excellent transport links, good local schools and several parks.

Benefitting from generously proportioned rooms and exceptionally tall ceilings, this wonderful property of 1,556 sqft, is a superb example of blending contemporary design and original period detailing.

By using a neutral colour scheme and signature pieces the owners have created a warm, inviting and aesthetically pleasing space for a new homeowner to immediately enjoy.

Comprising a through reception with honey stained original flooring, large square bay window, a beautiful fireplace with a soft grey marble surround and bespoke cabinetry, a kitchen / breakfast room, offering a range of storage and a lovely light, bright, space to dine and entertain, a rear garden of 47'3 ft providing a wonderful outdoor space to relax and socialise with a large patio area and expansive lawn area

Upstairs are four double bedrooms, a family bathroom room and an ensuite shower room.

The property is moments from the wonderful green open spaces including Crystal Palace Park and Mayow Park with tennis courts, orchard, and an outdoor gym, as well as a wealth of amenities which can be found on the high street. Transport links are enviably close including Sydenham Overground and Penge East rail.

EPC: D | Council Tax Band: E



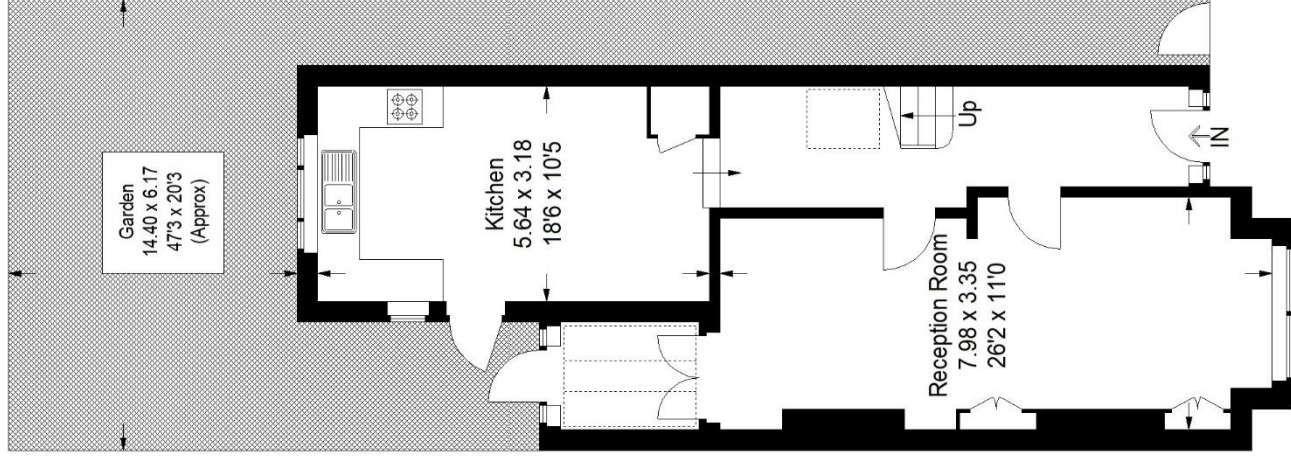
# Floorplan

## Wiverton Road, SE26

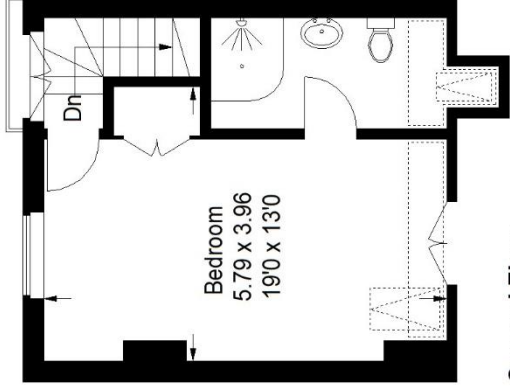
Approximate Gross Internal Area  
 Ground Floor = 59.5 sq m / 640 sq ft  
 First Floor = 55.7 sq m / 600 sq ft  
 Second Floor = 29.4 sq m / 316 sq ft  
 Total = 144.6 sq m / 1556 sq ft



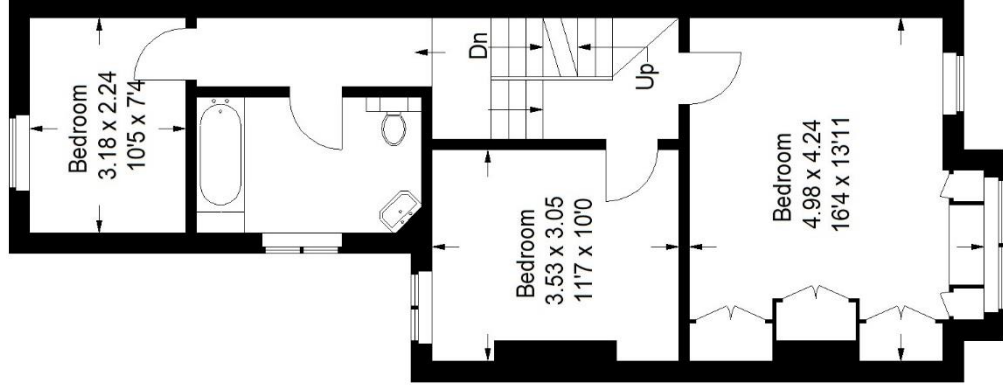
 = Reduced Headroom Below 1.5 M / 50



**Ground Floor**



**Second Floor**



**First Floor**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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