



Kent House Road, SE26 | £999,950

02087029777

sydenham@pedderproperty.com

pedder
We live local



In General

- Substantial semi detached house
- Through reception
- Kitchen / breakfast room
- Five double bedrooms
- Two Bathrooms and a Shower room
- West facing garden of 104'9 ft.
- Off street parking
- Excellent transport links

In Detail

A wonderful five-bedroom, three bathroom semi detached home with off-street parking for several cars and a gorgeous West facing rear garden stretching 104'9 ft.

The London Stock façade is complimented by the white stone window surrounds, and mature landscaping including a well-maintained front lawn, hedges, and a variety of shrubs and plants that provide both privacy and a green, welcoming aesthetic. Rich in texture and beautifully presented, the living spaces are voluminous and provide plenty of space to relax as well as entertain. The through lounge boasts warm wooden flooring, wonderfully high ceilings, an ornate fireplace framed by bespoke cabinetry, perfect for both display and storage, and a large bay window inviting plenty of natural light. To the rear, the kitchen / breakfast room is a fresh, streamlined, contemporary space with plenty of room for dining, entertaining, or simply enjoying your morning coffee while overlooking the garden. Enjoying sleek cabinetry, integrated appliances, and expansive worktops which create a practical space to prep and cook.

Large French doors introduce the gardens, featuring a lower patio, steps lead up to a raised lawn area framed by mature hedging and trees for added privacy and a natural backdrop. A large patio dining set with umbrella sits comfortably on the lawn, offering the perfect setting for alfresco dining or summer barbecues. Raised flower beds and vibrant potted plants add splashes of colour and life, while string lights strung across the space create a cosy, ambient atmosphere in the evenings.

Upstairs is equally impressive, with five double bedrooms arranged over two levels, two bathrooms and shower room.

Kent House Road is well-located for access to a wealth of shopping facilities, amenities, and transport links, including New Beckenham (London Bridge), Penge East, or Kent House (Victoria) and Sydenham Overground.

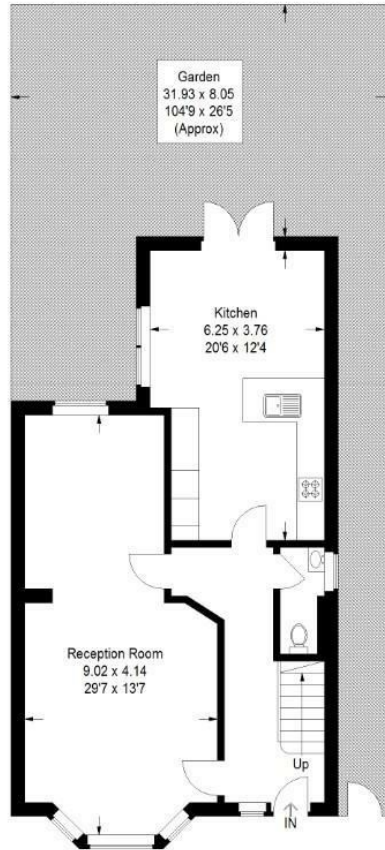
EPC: D | Council tax band: E



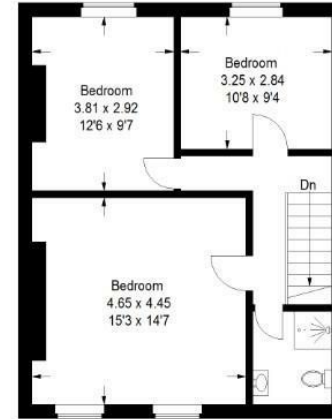
Floorplan

Kent House Road, SE26

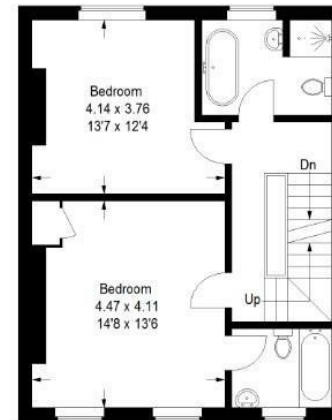
Approximate Gross Internal Area
177.0 sq m / 1905 sq ft



Ground Floor



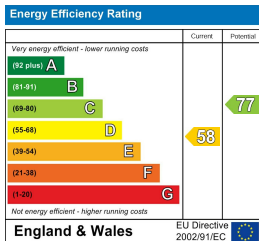
Second Floor



First Floor

Copyright www.pedderproperty.com © 2025

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.