



Miall Walk, SE26 | £450,000

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In General

- Superb 1950's
- Great starter home
- Freehold house
- Reception with direct access to garden
- Kitchen / breakfast room
- Three bedrooms
- Plenty of storage
- Off street parking
- Excellent transport links
- No onward chain

In Detail

Set within a residential, low density development and set back from the road, this modern three bed, two storey Freehold house offers well balanced living space, a landscaped private garden and off street parking.

The accommodation is perfectly balanced and generously proportioned with a layout that flows freely, and south facing windows which invite plenty of natural light.

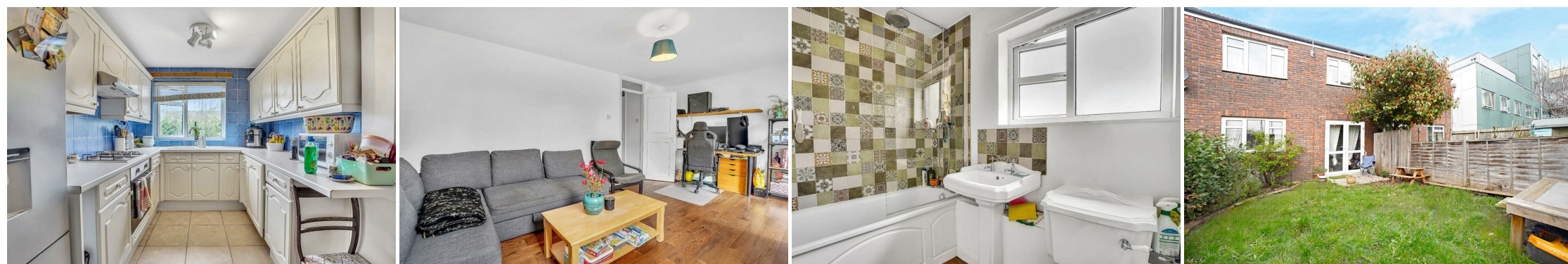
The lounge to the rear provides plenty of living with space to lounge and dine with French doors opening directly into the garden, the kitchen/breakfast room is a generous space with plenty of storage and work space.

Upstairs are three double bedrooms offering fresh, uncluttered spaces and a bathroom which is smart and contemporary, finished in neutral tiling.

The landscaped garden provides a low maintenance retreat with designated areas to relax and enjoy including a large flagstone patio and very useful shed.

The house's location in Sydenham is prime, being moments from Lower Sydenham with great links into Charing Cross, London Bridge, Waterloo East and Lewisham as well as being close to Bell Green shopping facilities, coffee shops, bars, and restaurants, as well as the green open spaces of Mayow Park and Home Park with it's extensive recreational offerings.

EPC: C | Council Tax Band: D




Floorplan

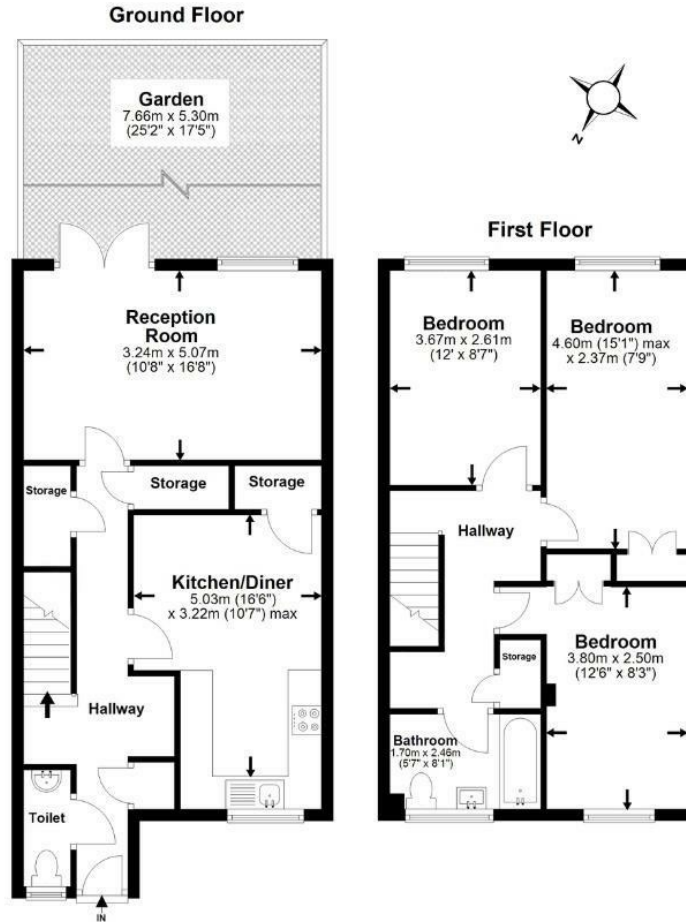
Miall Walk, SE26 4AZ

Total* = 96.9 sq m / 1039.6 sq ft

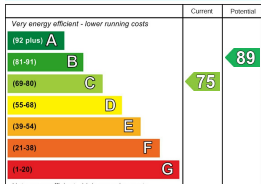
First Floor = 47.3 sq m / 509.5 sq ft

Ground Floor = 49.2 sq ft / 530.1 sq ft

 = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs 102 plus) A 81-101) B 69-80) C 55-68) D 39-54) E 21-38) F 1-20) G Not energy efficient - higher running costs	89 75
England & Wales EU Directive 2002/91/EC	

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