



## 10 Sheringham Road

London, SE20 7YJ

**Offers In Excess Of £575,000**

Galloways are proud to introduce this delightful three-bedroom mid-terrace family home, ideally positioned on the ever-popular Sheringham Road in SE20. Brimming with charm and character, this property presents a wonderful opportunity for buyers eager to personalise and create their ideal home in a sought-after and well-connected neighbourhood.

Set across two spacious floors, the ground level welcomes you with a bright and inviting bay-fronted reception room, offering an elegant yet comfortable living space. To the rear, a generous kitchen and dining area provides a versatile hub for daily life and entertaining, opening directly onto a substantial private garden - ideal for summer gatherings, children's play, or quiet moments of relaxation.

Upstairs, the home continues to impress with three well-proportioned bedrooms and a family bathroom. The principal bedroom is a particular highlight, benefiting from a large bay window that bathes the room in natural light, adding to the sense of space and warmth.

The property is further enhanced by a charming front garden and a mature rear garden stretching approximately 58 feet, offering plenty of outdoor space for gardening enthusiasts or growing families.

Tenure: Freehold

Council: Bromley (Band D)

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- THREE BED MID-TERRACE FAMILY HOME
- MASTER BEDROOM WITH BAY WINDOW
- POTENTIAL TO EXTEND
- MODERN KITCHEN
- FRONT GARDEN AND 58FT REAR GARDEN
- TREELINE RESIDENTIAL STREET
- CHAIN FREE
- 4 MINUTE WALK TO STEWART FLEMING PRIMARY
- 7 MINUTE WALK TO BIRKBECK STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)



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1

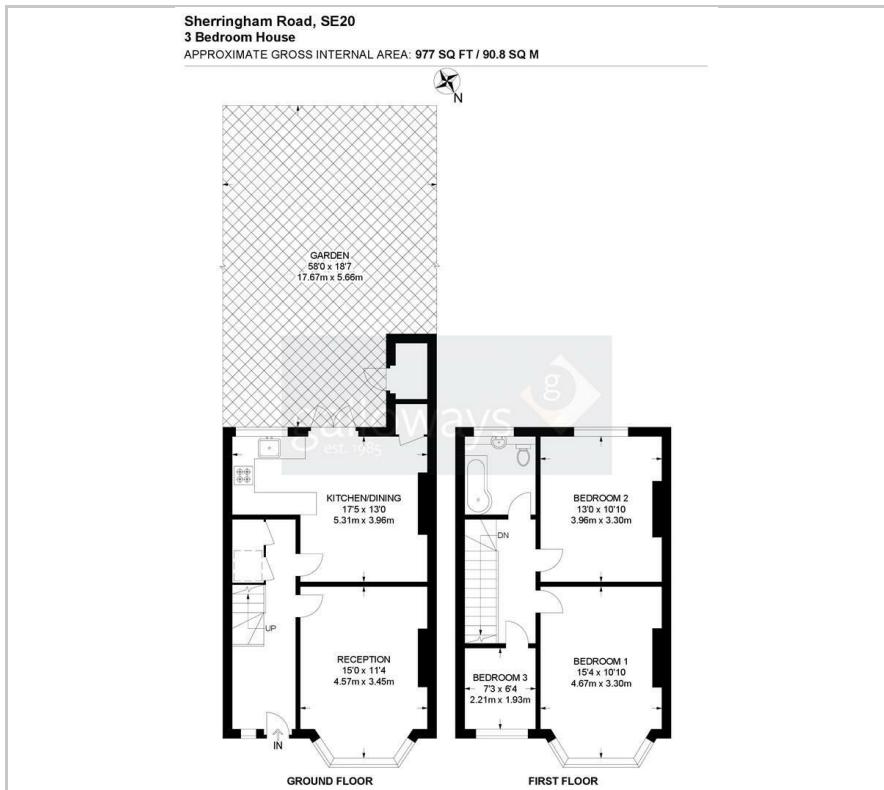


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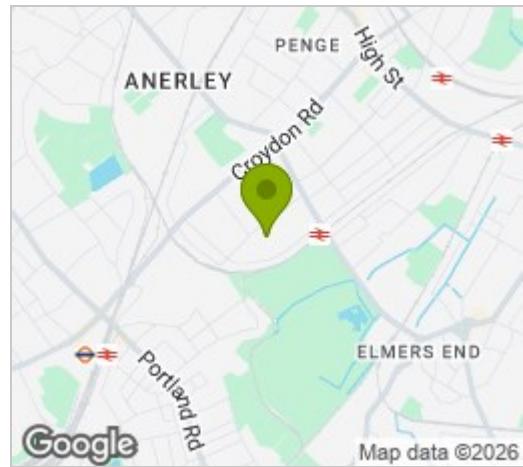


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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	70	32
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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