



Girton Road, SE26 | £875,000

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In General

- No onward chain
- Reception
- Kitchen / dining room
- Four bedrooms
- Bathroom + shower room
- Rear garden of 58ft
- Garden office
- Close to Alexandra Recreation Ground
- Excellent transport links

In Detail

A superb four bed, two bath, Edwardian home with off street parking, a 58ft garden and Garden room, all positioned really close to plenty of amenities, good local schools and great transport links.

The interiors have been upgraded to create a clean, contemporary aesthetic, with an emphasis on functionality and modern design. A neutral palette and pared back finishes create spaces that also feel bright, calm and effortless.

Comprising a reception with a wide bay window, a kitchen / dining room to the rear, with lots of space to gather, cook together and socialise, French doors lead into the landscaped garden, thoughtfully designed with a large decked patio, 'lawn' and Garden office.

Upstairs, the first floor provides three bedrooms and a family bathroom, and the top floor the main bedroom with bespoke storage and a shower room.

Girton Road remains one of the area's most desirable addresses, prized for its attractive period homes, strong sense of community and proximity to both Alexandra Recreation Grounds and amenities. Sydenham's independent coffee shops and restaurants are within easy reach, while nearby stations including Penge East, West and Sydenham provide fast and convenient connections into central London.

EPC: C | Council Tax Band: D



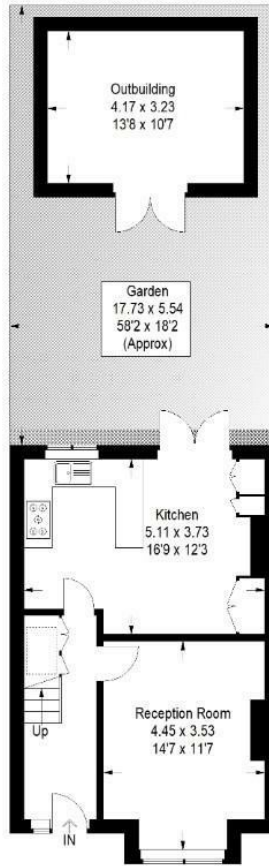
Floorplan

Girton Road, SE26

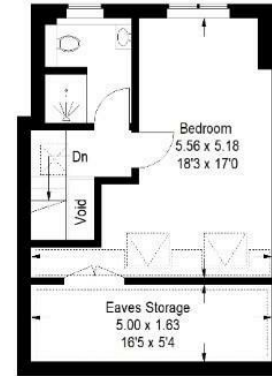
Approximate Gross Internal Area
(Excluding Void / Eaves Storage)
109.4 sq m / 1177 sq ft

Outbuilding = 14.0 sq m / 151 sq ft

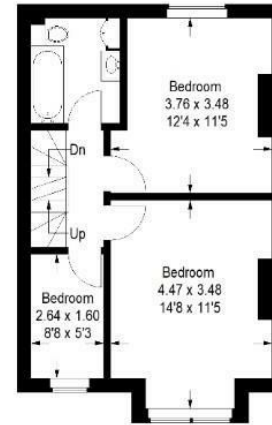
Total = 123.4 sq m / 1328 sq ft



Ground Floor



Second Floor

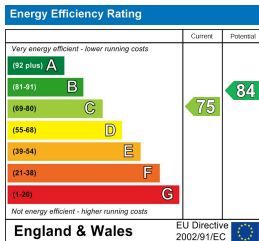


First Floor

□ = Reduced headroom below 1.5 m / 5'0

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