



Kent House Road, SE26 | Guide Price £1,050,000

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# 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

\* Guide Price £1,050,000 to £1,100,000 \*

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.

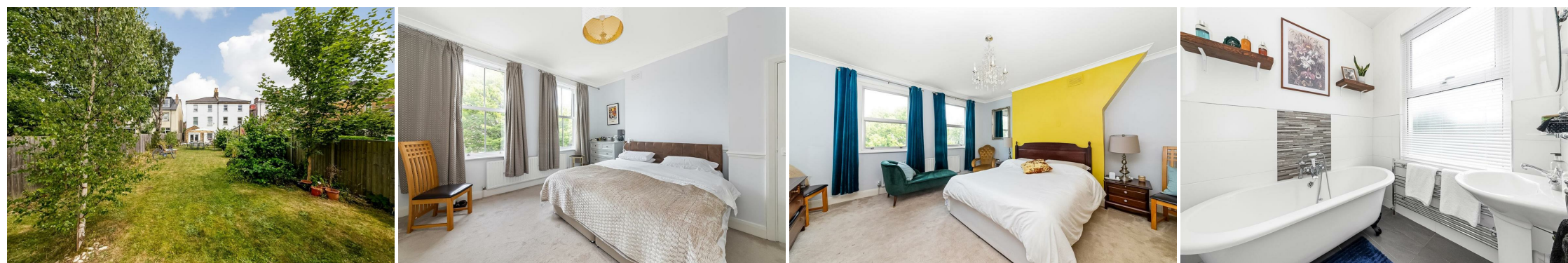
The London Stock façade is complimented by the white stone window surrounds, and mature landscaping including a well-maintained front lawn, hedges, and a variety of shrubs and plants that provide both privacy and a green, welcoming aesthetic. Rich in texture and beautifully presented, the living spaces 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.

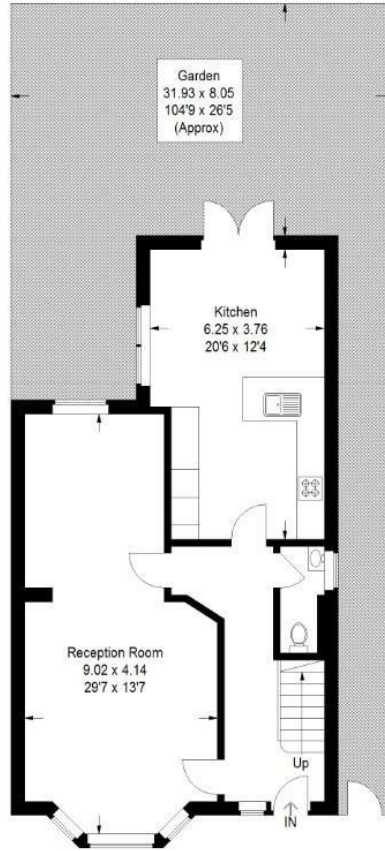
EPC: D | Council tax band: E



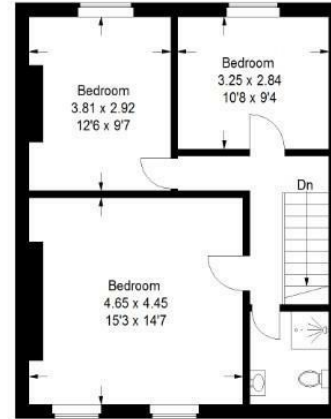
# Floorplan

**Kent House Road, SE26**

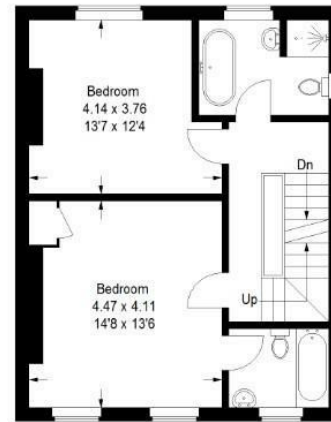
Approximate Gross Internal Area  
177.0 sq m / 1905 sq ft



Ground Floor



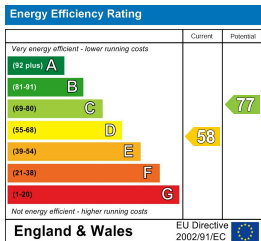
Second Floor



First Floor

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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.



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