



Springfield Road, SE26 | Offers In Excess Of £650,000

02087029777

[sydenham@pedderproperty.com](mailto:sydenham@pedderproperty.com)

**pedder**  
We live local



# In General

- Superb end of terrace house
- Charming cul de sac location
- Two receptions
- Three bedrooms
- West facing garden of 49'8 ft x 41 ft
- Garage en bloc
- Lawrie Park Triangle
- Large landscaped garden with patio
- Very close to Crystal Palace Park
- Excellent transport links

# In Detail

A superb end of terrace mid century three / four bed home with garage en bloc in Sydenham, characterised by clean lines, thoughtful proportions, and an emphasis on light, the houses here balance practicality with great design and style.

Mature landscaping and a peaceful setting enhance the sense of privacy, while the location offers excellent connections to central London.

Entry is via a porch, a highly versatile area currently arranged as a utility zone and shoe storage. The layout unfolds with a pleasing sense of flow, typical of mid-century design principles.

The main living space is wonderfully bright and generously proportioned, designed to maximise natural light. Large sliding doors frame views of the garden, creating a seamless connection between inside and out. The room easily accommodates both lounging and dining areas, making it as suited to everyday living as it is to entertaining. As an end of terrace property, the home also benefits from a larger footprint meaning valuable additional space which can be used as either a secondary reception, a fourth bedroom or a study; a room that is easily adaptable as needs evolve.

The kitchen is to the front, thoughtfully arranged to provide both efficiency and style. Modernised in recent years, it offers ample storage and workspace. Upstairs, are double height pitched ceilings, three well balanced bedrooms providing flexible accommodation and a bathroom. Each room enjoys a leafy outlook, reinforcing the sense of tranquillity. The principal bedroom is particularly serene, with views of tress and the tennis courts, while the additional bedrooms work equally well as guest rooms and/or children's rooms. The bathroom is smartly appointed, combining contemporary fittings with a clean, timeless aesthetic.

Maybourne Close is a peaceful cul de sac, located just off Springfield Road withing the Lawrie Park Triangle, close to Crystal Palace Park, Penge West, Penge East and Sydenham rail.

EPC: C | Council Tax Band: E



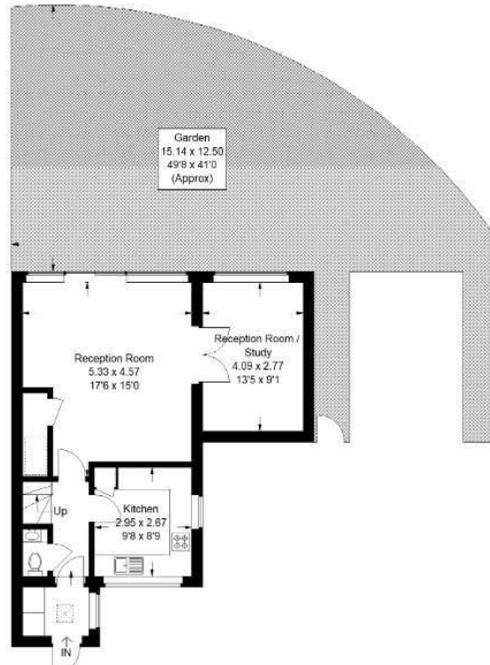
# Floorplan

Maybourne Close, SE26

Approximate Gross Internal Area  
92.4 sq m / 996 sq ft



First Floor



Ground Floor

= Reduced headroom below 1.5 m / 5'0"

Copyright www.pedderproperty.com © 2026

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.

## Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
81-101) <b>B</b>		
69-80) <b>C</b>		
55-68) <b>D</b>		
39-54) <b>E</b>		
21-38) <b>F</b>		
1-20) <b>G</b>		
Not energy efficient - higher running costs		

70 → 80

England & Wales EU Directive 2002/91/EC

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.