



Maitland Road, SE26 | £950,000

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# In General

- Highly sought after location
- Wonderful views of Alexandra Recreation Grounds
- Through Reception
- Charming kitchen / breakfast room
- Three double bedrooms
- Bathroom and downstairs shower room
- Mature rear garden
- Excellent transport links

# In Detail

A beautiful three double bedroom late Victorian home, positioned on the ever popular Maitland Road enjoying uninterrupted views of Alexandra Recreation Grounds.

The approach is both attractive and inviting, with a charming frontage that reflects the home's period character and kerb appeal. Original features combine effortlessly with a warm, welcoming feel, and being so rich in character, also offers excellent scope for a purchaser to enhance and personalise the property to their own taste.

The ground floor comprises a generous through reception, thoughtfully arranged to provide both open plan flow and the option of separation, ideal for flexible living and entertaining. The kitchen/breakfast room offers ample workspace and storage, along with space for dining, however if you required even more space there is also a generous side return which could be extended into (STP). Upstairs, three well proportioned double bedrooms each possess a distinct character; the rear and middle rooms enjoy tranquil views over the rear garden, while the main bedroom benefits from striking panoramic views across the park.

Although the property is terraced, there is the added advantage of a historic and secure service alley, shared by residents, ideal for garden waste, or bike storage.

There is a real charm to this property, with a natural warmth and character that immediately creates a welcoming, homely feel. Maitland Road is highly sought-after for its views and peacefulness as well as proximity to the children's park, restaurants, schools and excellent transport links.

Homes like this rarely come to market and must be seen to be fully appreciated.

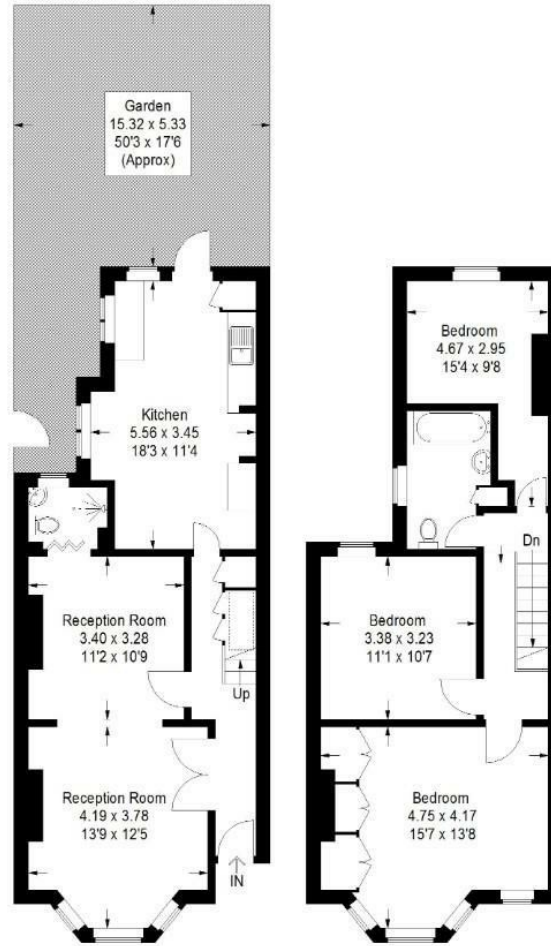
EPC: TBC | Council Tax Band: D



# Floorplan

Maitland Road, SE26

Approximate Gross Internal Area  
106.1 sq m / 1142 sq ft



Ground Floor

First Floor

□ = Reduced headroom below 1.5 m / 5'0

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| 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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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