





1 Kenbourne Road

Sheffield • South Yorkshire • S7 1NJ

Asking Price £750,000

A beautifully presented five-bedroom detached Victorian residence, dating back to the 1890s, occupying an enviable corner plot on one of Nether Edge's most sought-after tree-lined roads within the Conservation Area. Offering spacious and versatile accommodation across three floors, this elegant family home effortlessly combines a wealth of original period features with stylish contemporary living. Further benefiting from gas central heating, a private driveway, detached garage and attractive gardens, the property is offered to the market Freehold.



- 5 Bedroom Detached Period Property
- Conservation Area
- Beautifully Presented
- Corner Plot
- Stylish Newly fitted Kitchen and Family Bathroom
- Original Features
- Generous Cellar with potential to convert (subject to permissions)
- Gas central Heating
- Sought After Location
- Council tax Band E

1 KENBOURNE ROAD

APPROXIMATE GROSS INTERNAL AREA = 173.1 SQ M / 1863 SQ FT (INCLUDING EAVES)

CELLAR = 72.2 SQ M / 777 SQ FT

TOTAL = 245.3 SQ M / 2640 SQ FT



Illustration is for identification purposes only,
measurements are approximate, not to scale.

(JCH/14/2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.