



Girton Road, SE26 | Offers In Excess Of £995,000

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# In General

- Characterful Edwardian home
- Kitchen extended
- Original features
- 90ft private garden
- Utility room
- Three double bedrooms + study
- Excellent transport links

# In Detail

Built during the height of the Arts & Crafts movement, this four bed, two bath home is wonderfully rich in period character, enjoys a landscaped garden and is located on a highly sought after residential road close to allotments, green open spaces and excellent transport links.

Edwardian houses are particularly sought after for their impressive detail and craftsmanship, making them especially appealing to buyers who appreciate character and homes with a sense of history and individuality.

Beautiful detailing, wonderful materials, textures and earthy tones creates a warm and welcoming feel throughout. The front reception room is spacious yet retains a cosy feel, a beautiful sunlit bay window fills the space with natural light, whilst a traditional fireplace and timber floors create a quiet elegance. The rear reception, currently used as a music room, flows seamlessly into the kitchen / dining room and out to the garden, creating an ideal layout for cooking, gathering for meals and entertaining. The kitchen, cleverly extended to the rear, feels completely in keeping with the original fabric of the house enjoying bespoke cabinetry and a generous pantry providing discreet storage for provisions.

Upstairs are four well proportioned bedrooms and two beautifully refitted bathrooms, complete with both a bath and a separate walk-in shower

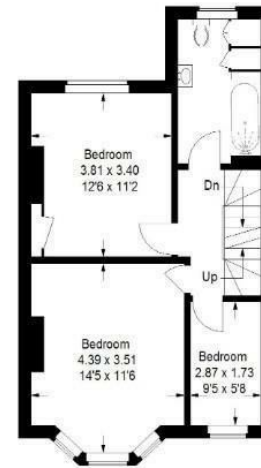
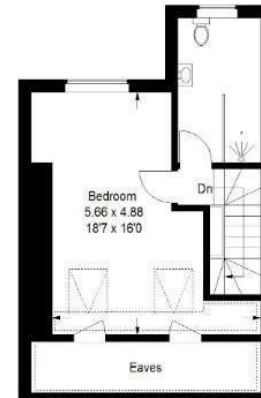
The garden is a delightful and tranquil retreat, ideal for alfresco lunches and relaxed weekends outdoors, thoughtfully landscaped with mature trees and established planting.

EPC: D | Council Tax Band: D



# Floorplan

**Girton Road, SE26**  
 Approximate Gross Internal Area  
 (Excluding Eaves)  
 148.7 sq m / 1601 sq ft



□ = Reduced headroom below 1.5 m / 5'0"

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
102 plus) <b>A</b>	67 <b>D</b> 89
76-101) <b>B</b>	
69-75) <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	
EU Directive 2002/91/EC	
England & Wales	

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