

VICIS NOVA



Longton Grove, SE26

£750,000 - £800,000





A thoughtfully designed new-build home positioned on a quiet residential road in the heart of SE26. Carefully conceived to complement the surrounding architecture, this elegant semi-detached house combines traditional proportions with a refined contemporary finish.

Built to an exceptional standard throughout, the property offers all the benefits of modern living including off-street parking with EV charging, solar panels, high-performance double glazing and a 10-year new build warranty.

The ground floor centres around an impressive open-plan kitchen and living space with quartz worktops, Bosch integrated appliances and large aluminium bifold doors opening directly onto the landscaped rear garden. Underfloor heating runs throughout the ground floor, while a separate reception room provides flexibility as a home office, snug or guest bedroom. A separate downstairs w/c completes the ground floor.

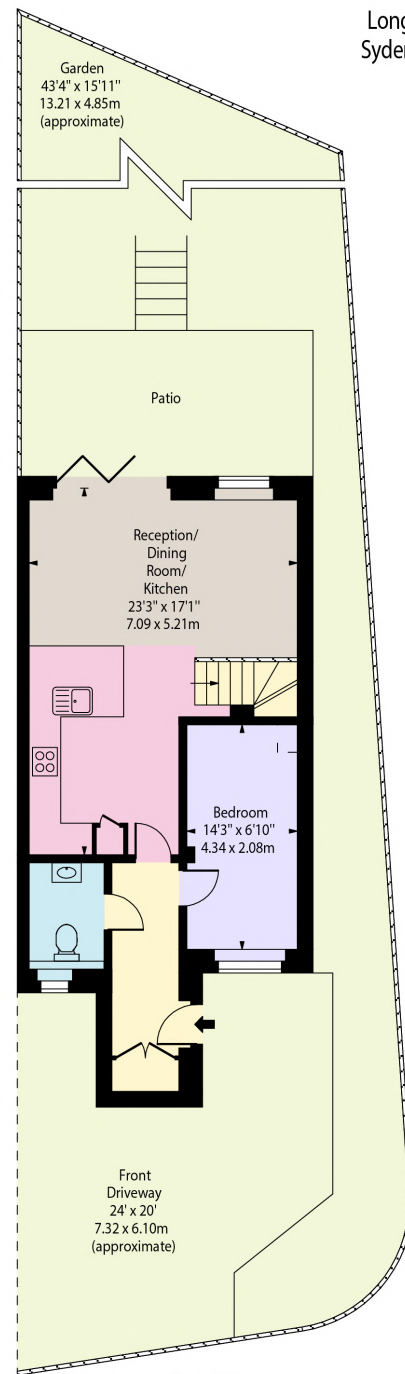
The Aluminium bifolds pulls the landscaped garden into view. Outside, the garden is peaceful, split between patio and a raised lawn surrounded by well-maintained foliage and shrubbery. Hosting here feels effortless — open bifolds to let the outdoors in and enjoy your suntrap garden, perfect for al fresco dining or a laid-back BBQ on a summer day. On cooler days, slide the bifolds shut for a cozy retreat, where you can unwind with a good book or simply enjoy the tranquility of your surroundings.

Upstairs are three well-proportioned bedrooms with vaulted ceilings, a contemporary bathroom and additional loft storage.

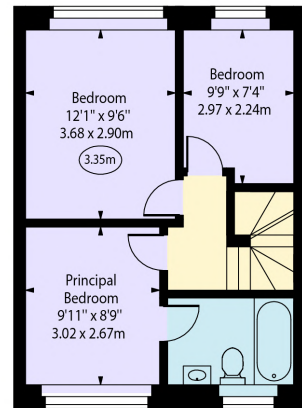




Longton Grove,
Sydenham, SE26



○ - Ceiling Height



Property Details

- New build, semi-detached house
- Three to four bedrooms depending on configuration
- One bathroom and one downstairs w/c
- Underfloor heating throughout the entire ground floor
- Contemporary open-plan kitchen, living area
- Aluminium bifolds opening out to your patio and garden
- 43 foot garden
- Loft space and under stairs storage
- Solar panels
- All new double glazing
- Bosch appliances and Worcester boiler
- Driveway with EV charging
- 10-year insurance backed guarantee
- Chain-free

Approx. 920 sqft /85.5 sqm

EPC Rating: TBC

Tenure: Freehold

Council Tax Band: TBC

London Borough of Lewisham

Approx Gross Internal Area 920 Sq Ft - 85.47 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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LIFE ON LONGTON GROVE

What's it like living in Sydenham?

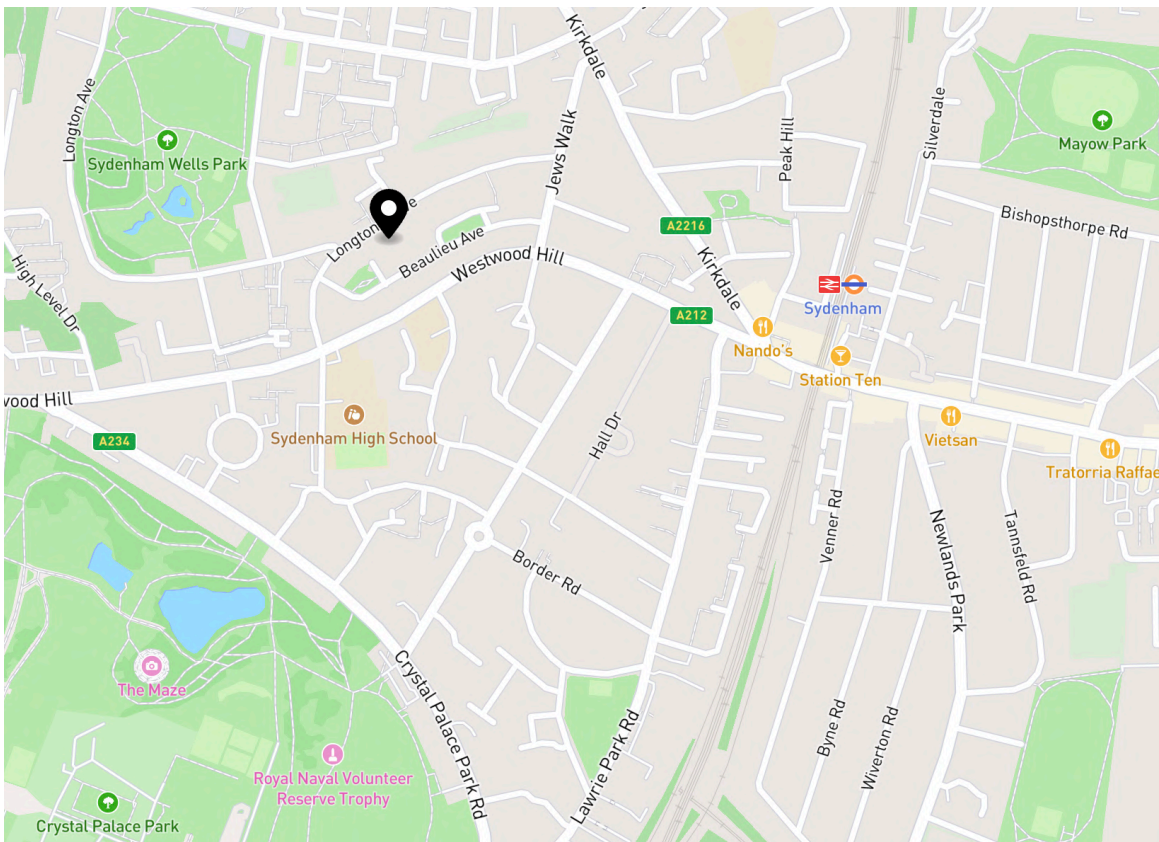
Longton Grove is a tree-lined, tranquil residential road positioned within walking distance of both Sydenham and Forest Hill.

Locally, there's countless spots where you can enjoy great food and drink within an enjoyable atmosphere. For a great coffee and breakfast, Cobb's Corner Cafe is a must-try. Gurkha's is a true Sydenham staple - with vibrant Nepalese / Indian dishes that will keep you coming back for more. Venturing into Forest Hill, you've got Sushi Garden which offers flavourful Japanese cuisine (and of course sushi!) For those who enjoy good food and drink in a pub atmosphere, a couple of our favourite pubs include: The Dolphin, The Greyhound and the Wood House up on Sydenham Hill.

If you enjoy open-green spaces and/or an active lifestyle, Sydenham has more than got you covered! With Sydenham Hill Wood, Mayow Park, Sydenham Wells Park and Horniman Gardens all within walking distance. Just a little further out you've also got Crystal Palace Park and Dulwich Park. If running around all of these parks isn't enough to keep up with your active lifestyle, you've also got multiple gyms all within walking distance, two yoga studios and swimming facilities on Dartmouth Road.

Sydenham has notable state and private schooling options locally which include: Kelvin Grove Primary School, St Bartholomew Primary, Sydenham School & Forest Hill School (both Secondary Schools). Superb independent schools in the neighbouring areas include: Dulwich College, St Dunstons College, JAGS & Alleyne's.

Sydenham Station – c. 10-minute walk (Overground, Southern)





Would you like further
information or to book a
private viewing?
Let's talk.

James D Neicho

Founder & Managing Director

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

Important Notices: 1. Particulars: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Our floorplans are prepared according to the RICS Code of Measuring Practice by our floorplan provider and are for representation purposes only. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchasers.

2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. To find out how we process Personal Data, please refer to our Privacy Statement and other notices on our website.