



Wiverton Road, SE26
Guide £850,000-£875,000

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In general

- Beautifully presented semi detached house
- Two receptions
- Contemporary kitchen
- West facing garden
- Three double bedrooms
- Large family bathroom
- Downstairs cloakroom
- Underfloor heating throughout
- No onward chain

In detail

A superb three double bedroom Victorian house of 1,348sq ft with West facing garden, enviably located close to excellent transport links, coffee shops, a wealth of shopping facilities and green open spaces.

This light filled, contemporary and inviting home unfolds over two floors and provides generous proportions, sun drenched living space and wonderfully high ceilings. Recently refreshed throughout the accommodation is well arranged and comprises a reception of 15'2ft x 12'6 ft with a large sash bay window, a dining room / second reception with a beautiful marble surround fireplace, followed by a modern kitchen / dining room providing the perfect setting for entertaining. Upstairs are the three double bedrooms and a large bathroom with separate walk in shower.

Bi-fold doors open seamlessly onto the mature rear garden of 38'1 ft which includes some lovely established planting which can be enjoyed all year round. Wiverton Road is a lovely residential location, very close to transport links including Penge East (London Victoria) Sydenham Overground and several bus routes. The wide variety of amenities along the high street means you never need travel far to pick up essentials and there are also some wonderful parks and good local schools close by.

EPC: E | Council Tax Band: E



Floorplan

Wiverton Road, SE26

Approximate Gross Internal Area

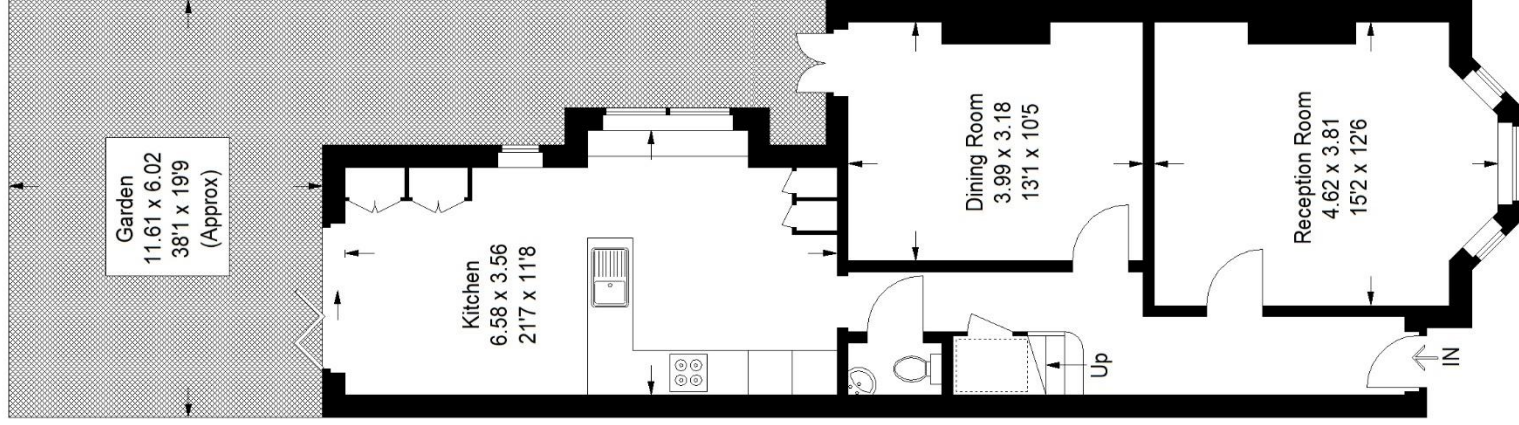
Ground Floor = 63.2 sq m / 680 sq ft

First Floor = 62.1 sq m / 668 sq ft

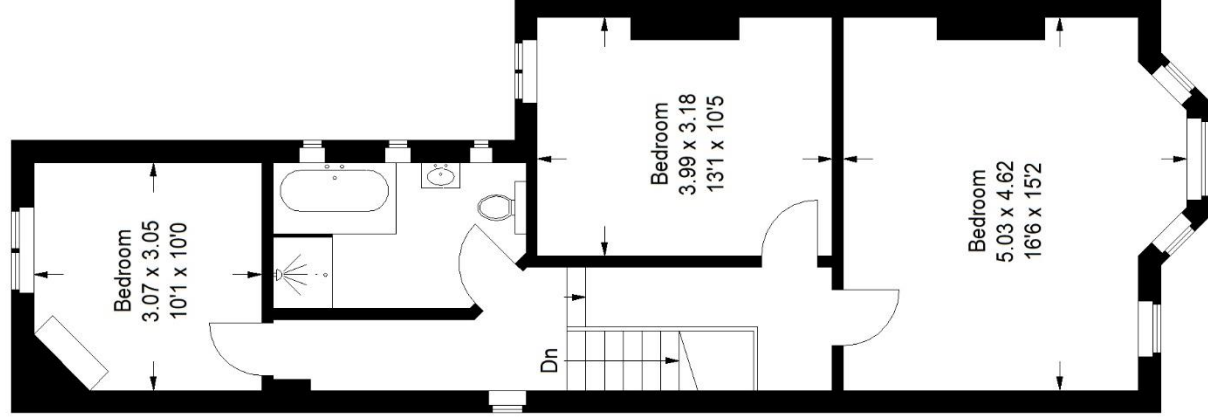
Total = 125.3 sq m / 1348 sq ft



 = Reduced headroom
below 1.5 m / 50'



Ground Floor



First Floor

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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