



Whittell Gardens, SE26  
£950,000

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# In general

- Semi detached home
- Stunning kitchen / dining / family room
- Seperate reception
- Utility room
- Four bedrooms
- Bathroom and En Suite
- South facing walled garden
- Lovely residential location
- Very close to Wells Park
- Excellent transport links

# In detail

This beautifully renovated 1930's home with four bedrooms, an extended kitchen / dining / family room and a walled South facing garden, is situated in Upper Sydenham, close to Wells Park, good local schools and excellent transport links.

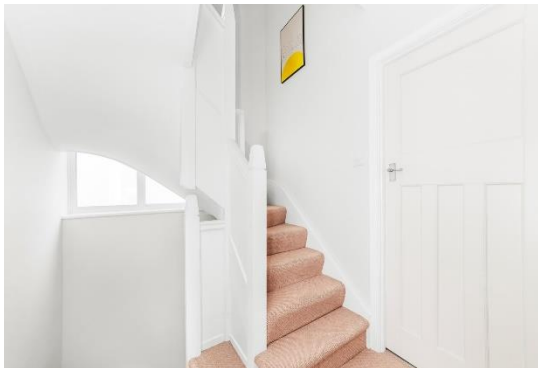
A wonderfully light entrance hall provides an impressive introduction to a warm and inviting space. As expected with this era of property, the footprint is particularly generous totalling 1,373 sq ft, rooms feel wider, and the accommodation is notably brighter.

Comprising a delightful reception room with large bay windows, fireplace and alcove shelving. The open plan kitchen / living extension is seamless, and compliments the house effortlessly. Sky lights illuminate the space, and showcase the carefully crafted Harvey Jones kitchen including a range of cabinetry, high quality appliances and under floor heating, whilst the Bifolds open onto a walled South facing garden.

Upstairs are three doubles, a single bedroom, an ensuite shower room and a gorgeous bathroom, fitted with a cast iron bath. Every element of this home has been sensitively and meticulously considered, ensuring the house is not only beautifully presented, but highly functioning, which should ensure an incoming purchaser peace of mind for years to come.

Located on this highly sought after road, the location ensures easy access to a wealth of amenities found on the high street, excellent transport links including Sydenham and Forest Hill Overground and of course, the wonderful green open spaces of Wells Park.

EPC: D | Council Tax Band: D



# Floorplan

## Whittell Gardens, SE26

Approximate Gross Internal Area

Ground Floor = 60.7 sq m / 653 sq ft

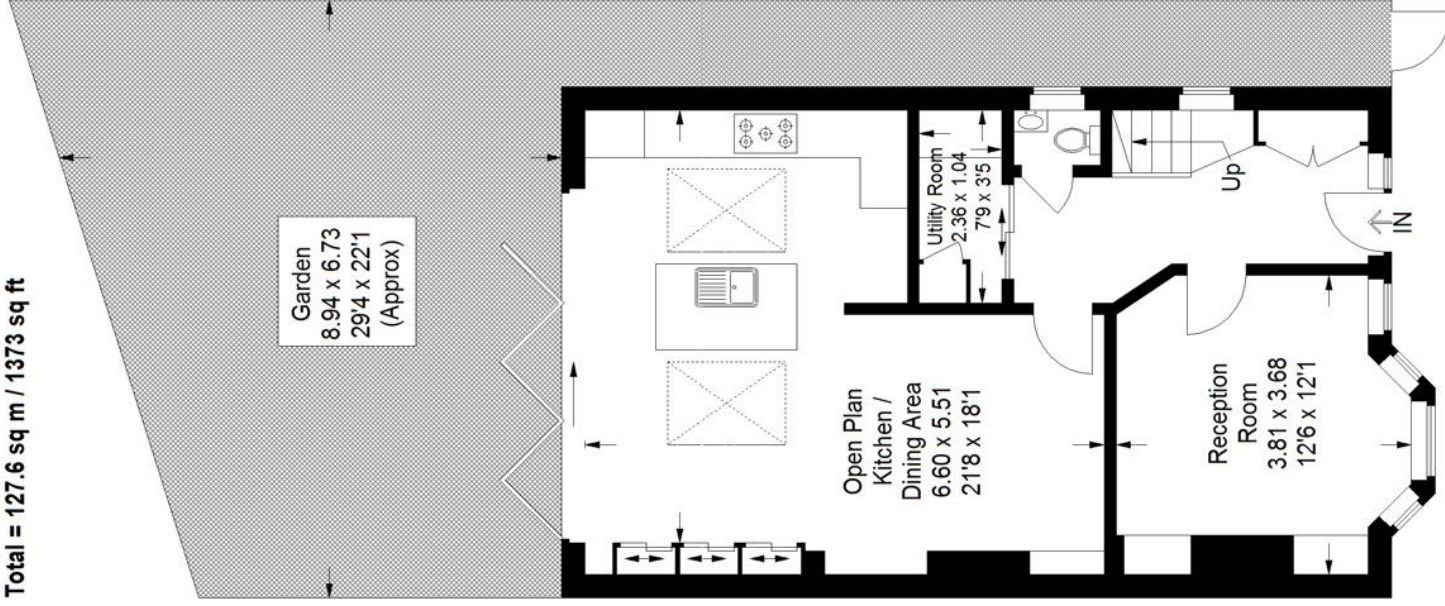
First Floor = 41.6 sq m / 448 sq ft

Second Floor (Excluding Eaves) = 25.3 sq m / 272 sq ft

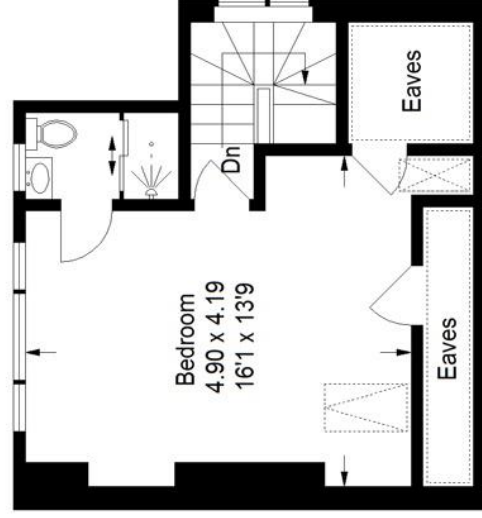
Total = 127.6 sq m / 1373 sq ft



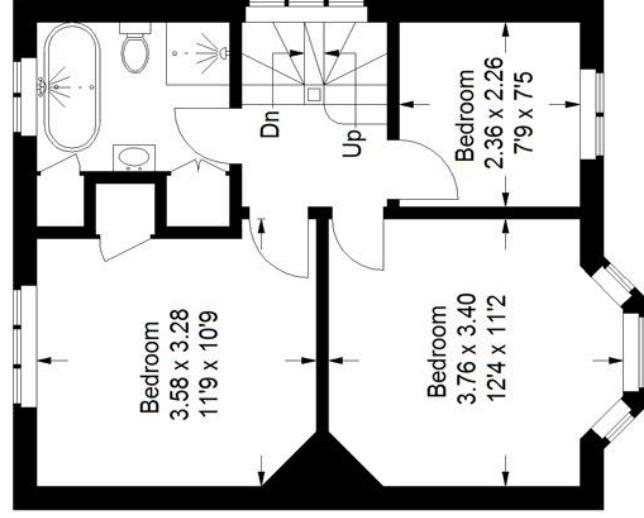
 = Reduced headroom below 1.5 m / 5'0"



**Ground Floor**



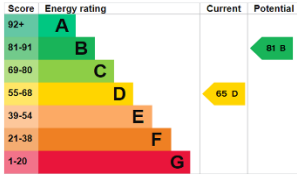
**Second Floor**



**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.



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