



Wiverton Road, SE26  
Guide Price £825,000-£850,000

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# In general

- Beautiful red brick Victorian house
- Through reception
- Sociable kitchen / dining room
- Three double bedroomns
- West facing garden
- No onward chain
- Excellent transport links

# In detail

An attractive red brick late Victorian home, set on one of Sydenham's most sought after residential roads, close to excellent transport links, good local schools and several parks.

The approach to this beautiful home is inviting, with a black and white chequered path leading up to the original front door, a front garden filled with evergreen and flowering shrubs, and external woodwork, freshly painted, beautifully complimenting the brickwork.

A wonderfully light entrance creates a welcome introduction into the spacious accommodation; comprising a through reception with beautiful original partition doors, bay window with acoustic double glazed sash windows, two restored fireplaces and solid wooden flooring. The kitchen / dining room offers ample space to entertain, gather, and dine with space for a party of six, great storage and solid wood work surfaces. Upstairs are three double bedrooms and a contemporary bathroom with classic high quality fittings.

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.

The rear garden flows out from the living room and kitchen at the same level and is a perfect space for relaxing and socialising. The landscaping also includes some stunning structural planting with raised beds framing the borders.

EPC: D | Council Tax Band: D



# Floorplan

## Wiverton Road, SE26

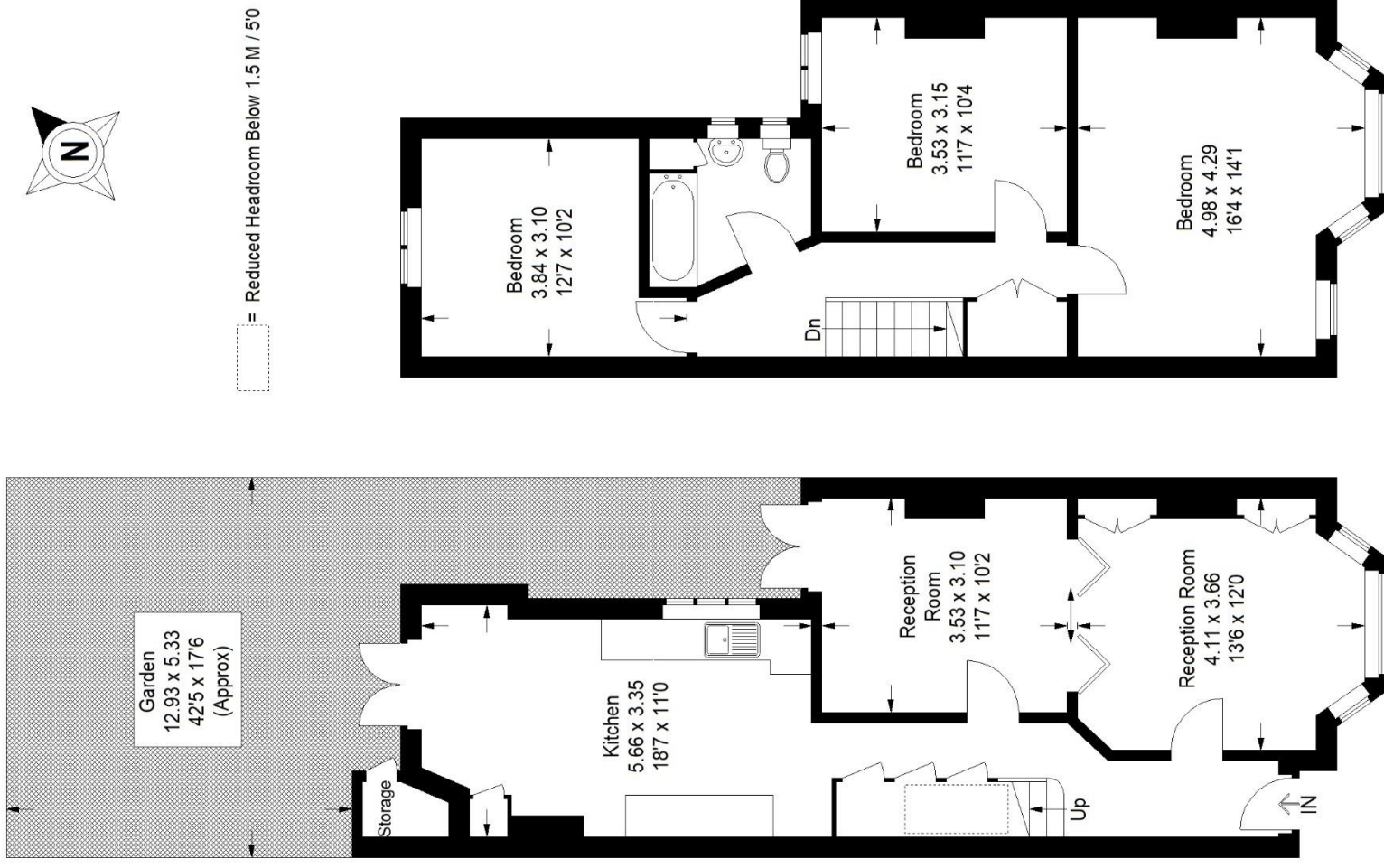
Approximate Gross Internal Area

Ground Floor = 54.5 sq m / 587 sq ft

First Floor = 54.8 sq m / 590 sq ft

Storage = 0.9 sq m / 9 sq ft

Total = 110.2 sq m / 1186 sq ft



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		
55-68	D	68 D	
39-54	E		
1-28	F		
	G		

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