



Tannsfeld Road, SE26 | £1,150,000

02087029777

sydenham@pedderproperty.com

pedder
We live local



In General

- Superb Edwardian home of 1,673 sq ft
- Extended kitchen / dining / living room
- Four double bedrooms
- Two family bathrooms
- Downstairs cloakroom
- West facing garden
- Garden office
- Off street parking
- Excellent transport links

In Detail

A wonderful four bed, two bath Edwardian family home with West facing gardens, Garden office and off street parking, set on a tree lined street in the heart of Sydenham.

This is a house that effortlessly blends period charm with modern living, where carefully restored original features layered with contemporary design and playful pops of colour give each space warmth, personality and a distinctly curated feel.

The kitchen / dining / living space is the true hub of the home and includes bespoke cabinetry with quartz worktops and a selection of Bosch appliances, the dining area is perfect for both everyday family life and entertaining, bathed in natural light from the floor to ceiling bi fold doors overlooking the garden, creating a bright setting for morning coffees through to evening suppers with a seamless flow to the decked patio for alfresco dining in warmer months. The main reception room is wider than average and beautifully presented, with an elegant fireplace, shutters and custom alcove shelving.

Upstairs are four bedrooms, (all generous doubles), the primary enjoying a walk in dressing room, all finished with quality wool carpets, along with a two family bathrooms.

Outside, the landscaped garden is perfectly West facing and provides defined zones for entertaining and unwinding. A decked dining / lounge area sits beneath a mature Smoke Bush which turns a gorgeous deep purple from Spring through to the end of Summer, the lawn is approximately 40 ft long and well maintained with planted borders and new fencing. To the rear is an excellent garden office, with electricity, fibre broadband and air conditioning, plus a shed with useful storage for bikes and garden equipment.

Just moments from Alexandra Recreation Grounds, this home is perfectly positioned between Sydenham and Penge East stations, offering multiple fast transport routes into London.

EPC: C | Council Tax Band: D

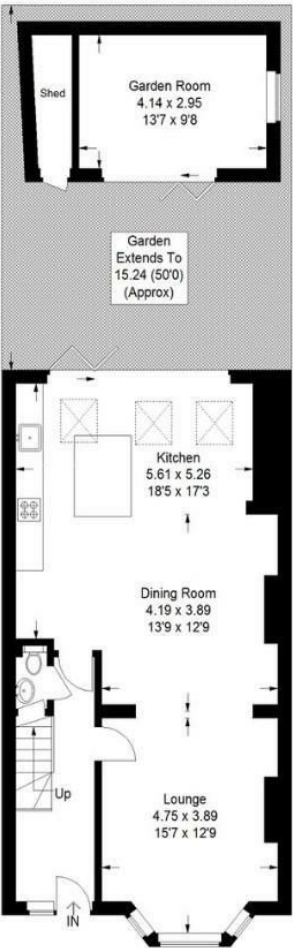


Floorplan

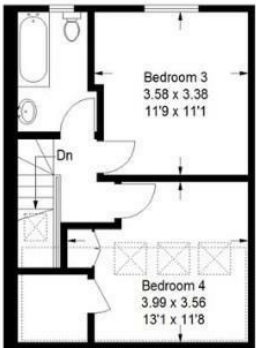
Tannsfeld Road, SE26
Approximate Gross Internal Area
155.4 sq m / 1673 sq ft
Garden Room / Shed = 15.8 sq m / 170 sq ft
Total = 171.2 sq m / 1843 sq ft



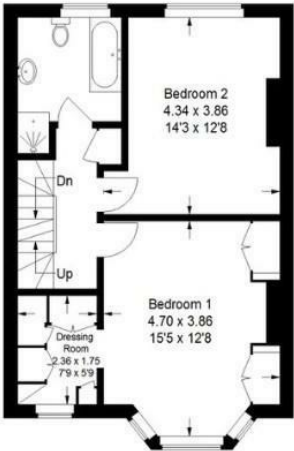
Reduced headroom below 1.5 m / 5'0"



Ground Floor

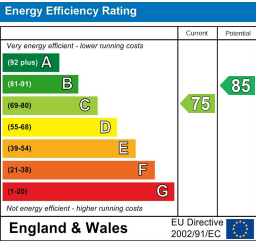


Second Floor



First Floor

Copyright www.pedderproperty.com © 2026
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.