



Ridgewell Close, SE26 | Guide Price £550,000

02087029777

sydenham@pedderproperty.com

pedder
We live local



In General

- Freehold end of terrace house
- Through reception
- Beautifully fitted kitchen
- Three bedrooms
- Modern bathroom
- Off street parking
- Landscaped garden
- Downstairs WC

In Detail

**** Guide price £550,000 - £565,000 **** A two storey, three bed freehold house with off street parking and a private garden in a residential close in Sydenham.

Recently renovated to a high standard throughout and ready to move into, the owners have injected character and charm by using a wonderful palette of materials and colours resulting in a space that is both practical and playful.

With a large lounge to the front and connecting dining room to the rear, there is plenty of living / entertaining space, whether that be to relax or socialise. The kitchen flows from the dining room and is finished in a Raw Tomatillo green with honey stained wood block surfaces, high quality fittings and lots of storage, to the rear a landscaped garden provides a welcome retreat with designated areas to entertain, relax and enjoy as well as being stocked with an array of shrubs, plants and established borders, creating natural screening and privacy as well as being visually pleasing. Upstairs are three good size bedrooms and a modern bathroom with a shower and bath.

Ridgewell Close is a well maintained, low density private development, moments from the variety of shopping facilities at Bell Green, restaurants, coffee shops and pubs dotted along the high street. Transport is also excellent with Lower Sydenham Station being just 0.3 miles away with direct trains to London Bridge, Waterloo East and Charing Cross.

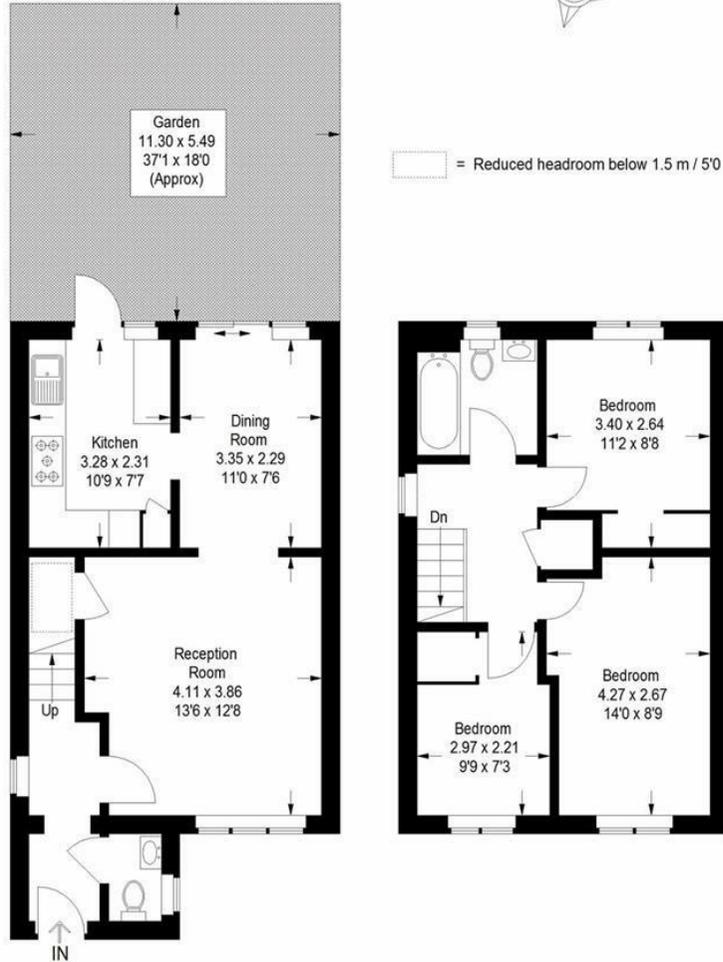
EPC: C | Council Tax Band: D



Floorplan

Ridgewell Close, SE26

Approximate Gross Internal Area
76.9 sq m / 828 sq ft



Ground Floor

First Floor

Copyright www.pedderproperty.com © 2024

These plans are for representation purposes only as defined by RICS - Code of Measuring Pract
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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	
76(41) B	
69(40) C	
55(48) D	
39(54) E	
21(38) F	
1(20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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.