



Elderton Road, SE26 | Guide Price £800,000

02087029777

sydenham@pedderproperty.com

pedder
We live local



In General

- Gorgeous Victorian home
- Beautifully finished throughout
- Two receptions
- Kitchen with brass fittings
- Four bedrooms
- Bathroom and ensuite shower room
- West facing landscaped garden
- Excellent transport links
- Very close to Mayow Park

In Detail

**** Guide price £800,000 - £825,000 **** An exceptional four bed, two bath, Victorian home positioned close to a wealth of amenities, good local schools and great transport links.

The approach to the house is inviting, with a path leading to a subtle blush pink front door, framed with scented climbers and colourful perennials.

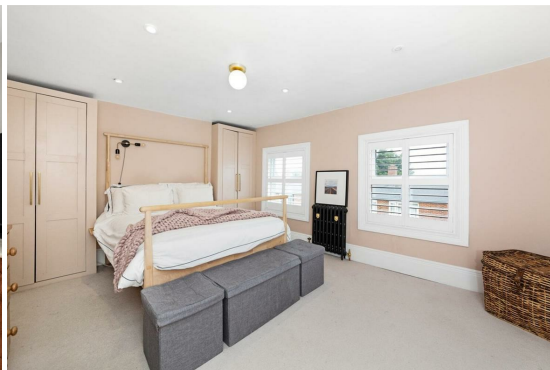
The entrance hall is fresh and welcoming, featuring a patterned tile floor leading to the lounge which enjoys lovely high ceilings, a gorgeous cast iron radiator and mantel and a large bay window welcoming in plenty of natural light. The dining room is separate but not isolated, with beautiful French doors loosely separating the space, making this a much more interactive and sociable space. To the rear is a galley kitchen with parallel work counters, creating a streamlined and practical space where everything is within arm's reach, finished in an Inchyra Blue, wood block surfaces and brass fittings and trims.

Upstairs are three very good double bedrooms, a study / child's room, a superb bathroom where the owners have created a luxurious space using high quality matt black fittings paired with marble tiling, and an ensuite shower to the primary bedroom.

The west facing garden provides an extension of the living space, bursting with seasonal interest, rich with mature and established trees and plants.

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.

EPC: D | Council Tax Band: D



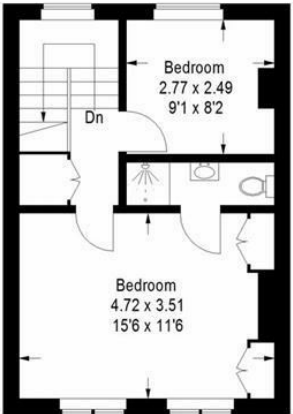
Floorplan

Elderton Road, SE26

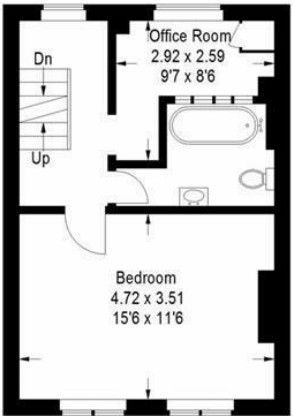
Approximate Gross Internal Area
108.2 sq m / 1165 sq ft



Ground Floor



Second Floor



First Floor

Copyright www.pedderproperty.com © 2024
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.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
102 plus)	A	
(81-101)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.