



Venner Road, SE26 | Guide Price £550,000

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In General

- Freehold house
- Superb living space of 19'7 x 15'4
- Contemporary kitchen with integrated appliances
- Two double bedrooms
- Bathroom with separate shower
- Private West facing garden
- Off street parking
- Moments from Sydenham rail

In Detail

Guide price £550,000 - £575,000

A brilliant two bed, Freehold house with West facing garden and off street parking, located moments from Sydenham Overground, the high street, and a wealth of amenities.

On entry, a porch provides a really useful area to store shoes, coats, umbrellas, and bicycles before entering the main house. The main door then opens into the living areas which are unexpectedly wide, bright and incredibly spacious; with a generous reception of 19'7 x 15'4 there is flexibility for various furniture layouts and creating defined spaces. The kitchen is beautifully finished with wood block work counters, integrated appliances and lots of storage, creating a streamlined and practical space.

The finish throughout this home is precise, showcasing clean lines and a calm palette of colours throughout.

To the rear is the private garden, West facing and low maintenance, providing a great extension of the living space, with a flagstone patio, lawn and shed.

Upstairs are two generous double bedrooms of comparable size, the primary bedroom benefiting from fitted storage, and a superb bathroom, with luxurious tub and separate shower.

This modern home perfectly combines mid-century character with contemporary comforts, offering an ideal living environment with excellent connectivity to London and nearby green spaces.

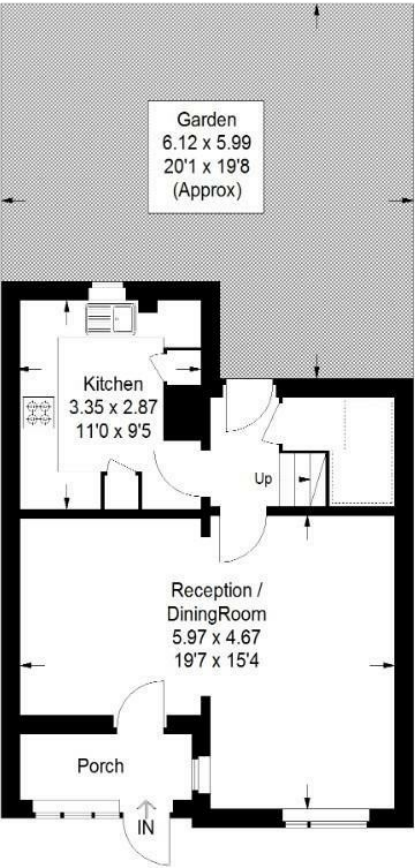
EPC: TBC | Council Tax Band: C



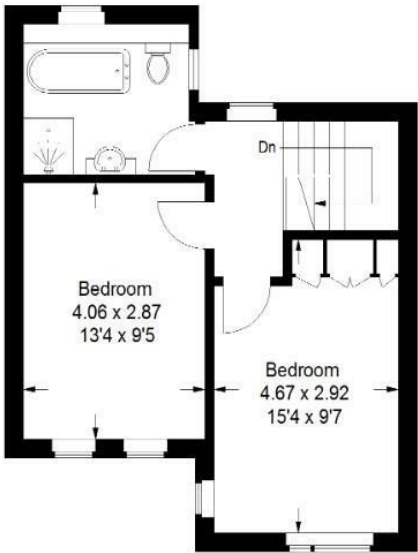
Floorplan

Venner Road, SE26

Approximate Gross Internal Area
82.9 sq m / 892 sq ft



Ground Floor



First Floor

Reduced Headroom Below 1.5 M / 5'0

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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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		

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