



Sydenham Park Road SE26
Offers in excess £800,000

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In general

- Much sought after location
- Superb 1930's Freehold house
- Beautifully presented
- South West facing garden
- Two receptions
- Four bedrooms
- Bathroom and ensuite shower room
- Desirable residential road
- Excellent transport links

In detail

Enviably located in Upper Sydenham, this four bedroom terraced home enjoys a south west facing rear garden, and is moments from green open spaces, great transport links and good local schools.

Built circa 1930's, this much loved family home has been improved and beautifully maintained throughout, ready for an incoming purchaser to immediately enjoy.

Arranged over three floors, the accommodation totals 1,259 sq ft and offers a reception with original parquet flooring, a kitchen, a dining room providing a wonderful light-filled entertaining space which opens into the rear garden. Upstairs are two double bedrooms, a third room which would lend itself well to a child's room / home office, and a family bathroom whilst the top floor provides a wonderful master bedroom with ensuite shower room.

To the rear is a lawned south west facing private garden with a large flagstone patio, perfect for alfresco dining. To the front, the garden has also been landscaped with concealed storage and wonderful kerb appeal.

Sydenham Park Road is a well-regarded, residential road, well located for access to a wealth of shopping facilities, amenities and transport links including Sydenham and Forest Hill Overground.

This superb property should be viewed to be fully appreciated.

EPC: D | Council Tax Band D



Floorplan

Sydenham Park Road, SE26

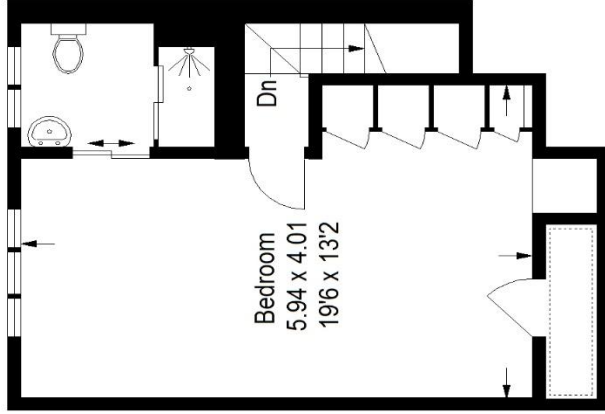
Approximate Gross Internal Area

Ground Floor = 44.0 sq m / 474 sq ft

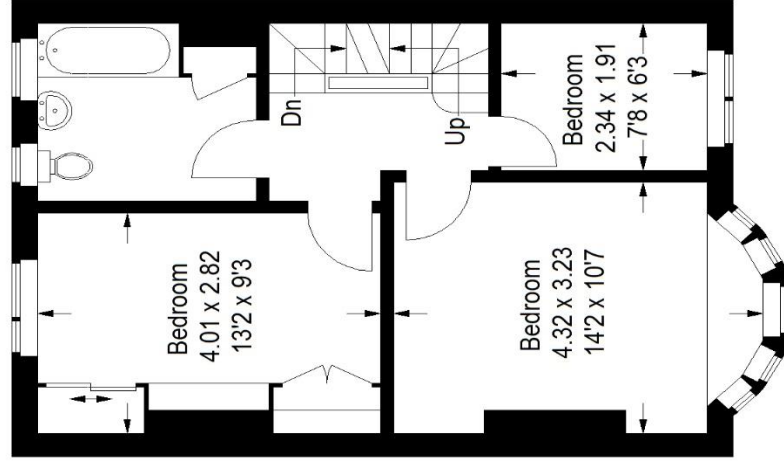
First Floor = 42.5 sq m / 457 sq ft

Second Floor = 30.5 sq m / 328 sq ft

Total = 117.0 sq m / 1259 sq ft

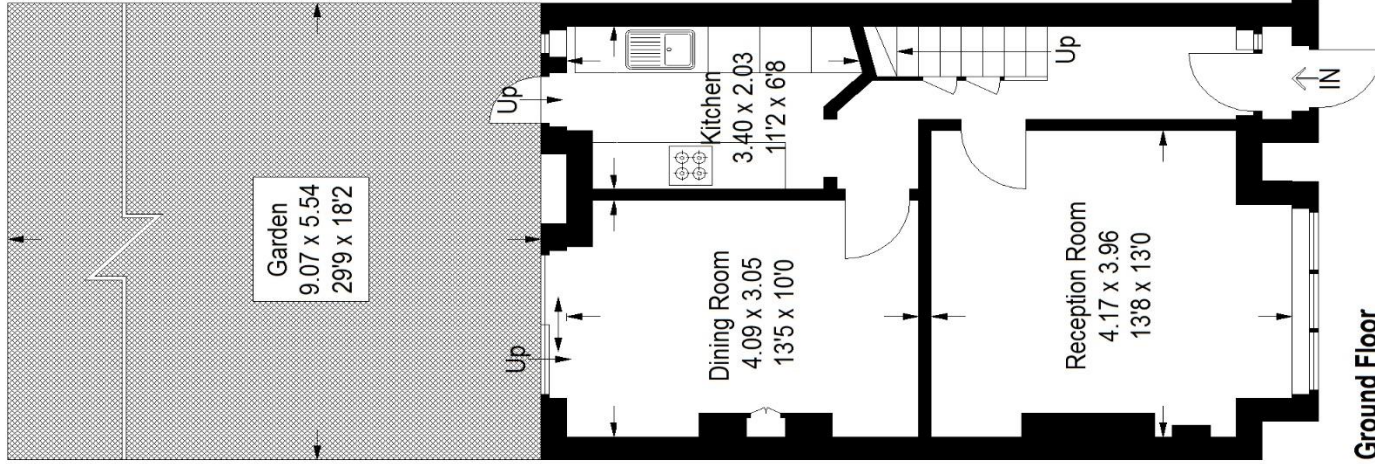


Second Floor



First Floor

 = Reduced headroom below 1.5 m / 5'0



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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