



Sydenham Park Road, SE26  
OIEO £875,000

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## In general

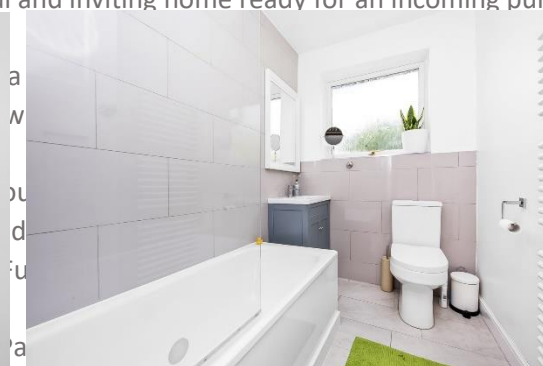
- Rarely available semi detached house
- South west facing garden
- Four bedrooms
- Beautifully presented
- Garage and off street parking
- Residential location
- Close to Sydenham and Forest Hill Overground



## In detail

A rarely available four bedroom semi-detached house with garage and south west facing garden, positioned on a highly sought after road in Upper Sydenham, close to several open green spaces, transport links and good local schools.

This 1930's family home has been meticulously improved throughout and now offers a light filled, characterful and inviting home ready for an incoming purchaser to immediately enjoy



shopping facilities, amenities and transport links including Sydenham and Forest Hill Overground.

This superb property should be viewed to be fully appreciated.



## Sydenham Park Road SE26

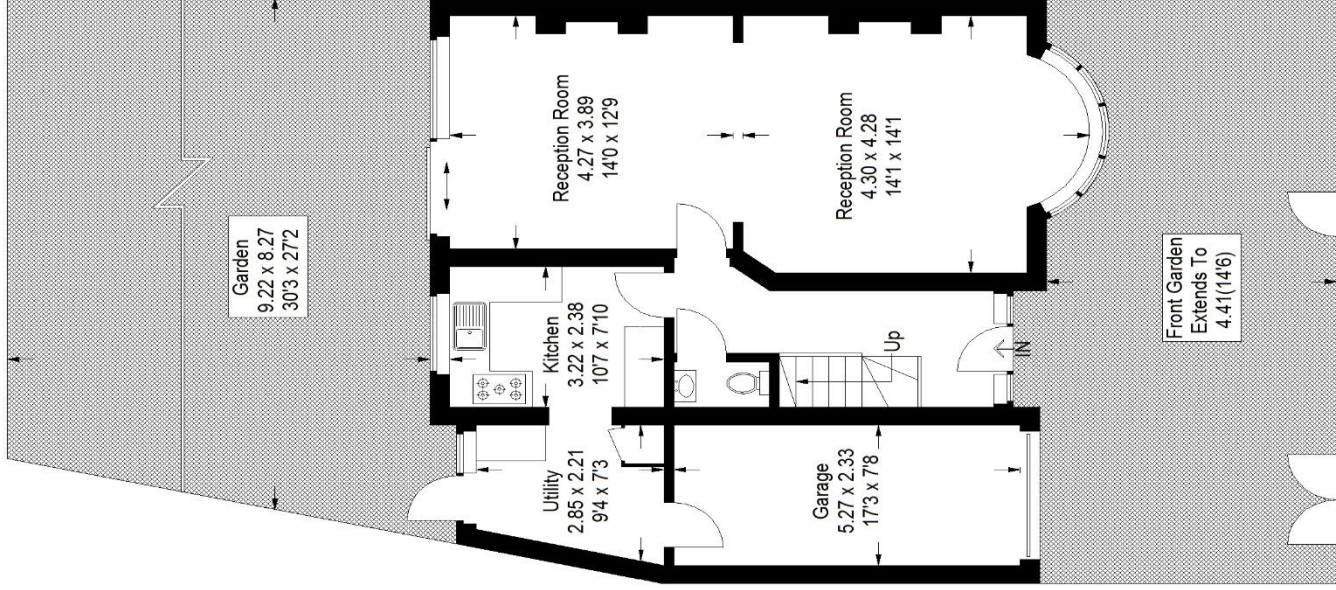
Approximate Gross Internal Area

Ground Floor = 79.7 sq m / 858 sq ft

(Including Garage)

First Floor = 59.1 sq m / 636 sq ft

Total = 138.8 sq m / 1494 sq ft



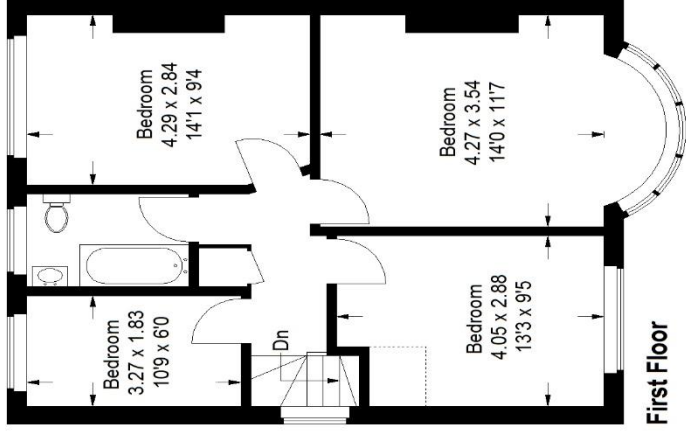
### Ground Floor

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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.



□ = Reduced headroom below 1.5 m / 50



### First Floor

# Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

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