



Sunnydene Street, SE26
Guide £550,000-£575,000

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In general

- Semi Detached freehold house
- Off street parking for two cars
- Front and rear gardens
- Generous reception
- Kitchen / breakfast room
- Two double bedrooms
- Enviably close to Mayow Park
- Excellent transport links

In detail

A delightful semi detached two double bedroom freehold house with south facing garden, located in this highly desirable residential street, close to Mayow Park, good local schools and a wealth of shopping facilities.

This characterful yet contemporary property has been well maintained throughout and offers a warm, light filled, comfortable home for an incoming purchaser to immediately enjoy.

Comprising well-proportioned accommodation over two levels the property includes a great sized reception room, a well equipped kitchen/breakfast room with superb storage and work surfaces and a downstairs bathroom. Upstairs are two double bedrooms, each with eaves storage.

The side access is being utilised as a shed/storage area perfect for bicycles and garden tools whilst still providing access through to the garden.

Further benefits include off street parking for two cars and a South facing rear garden with a large patio, perfect for long Summer evenings

Sunnydene Street is a lovely residential road close to the amenities of Sydenham High Street including two gyms, coffee shops, restaurants, florists and a Blackbird Bakery.

Mayow Park is enviably close where there are numerous recreational facilities including an outdoor gym, tennis courts, a nature reserve and a Brown and Green cafe. The area is also very well connected for transport, including Sydenham Overground and Lower Sydenham (Charing Cross).

EPC: D | Council Tax Band D



Floorplan

Sunnydene Street, SE26

Approximate Gross Internal Area

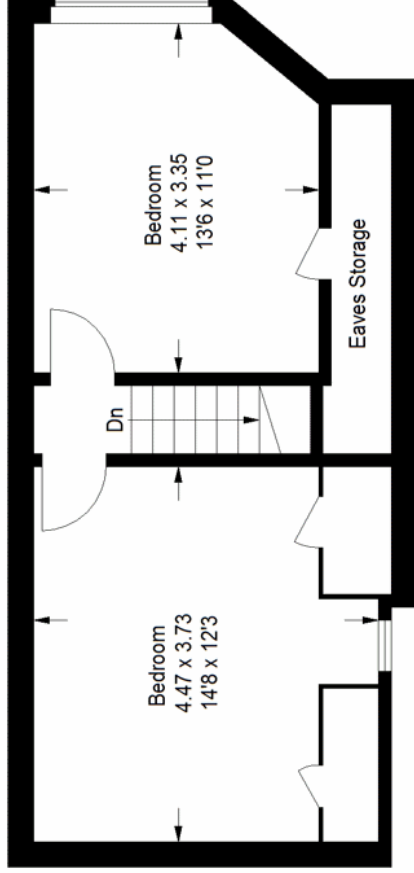
Ground Floor(Excluding Shed)

49.5 sq m / 533 sq ft

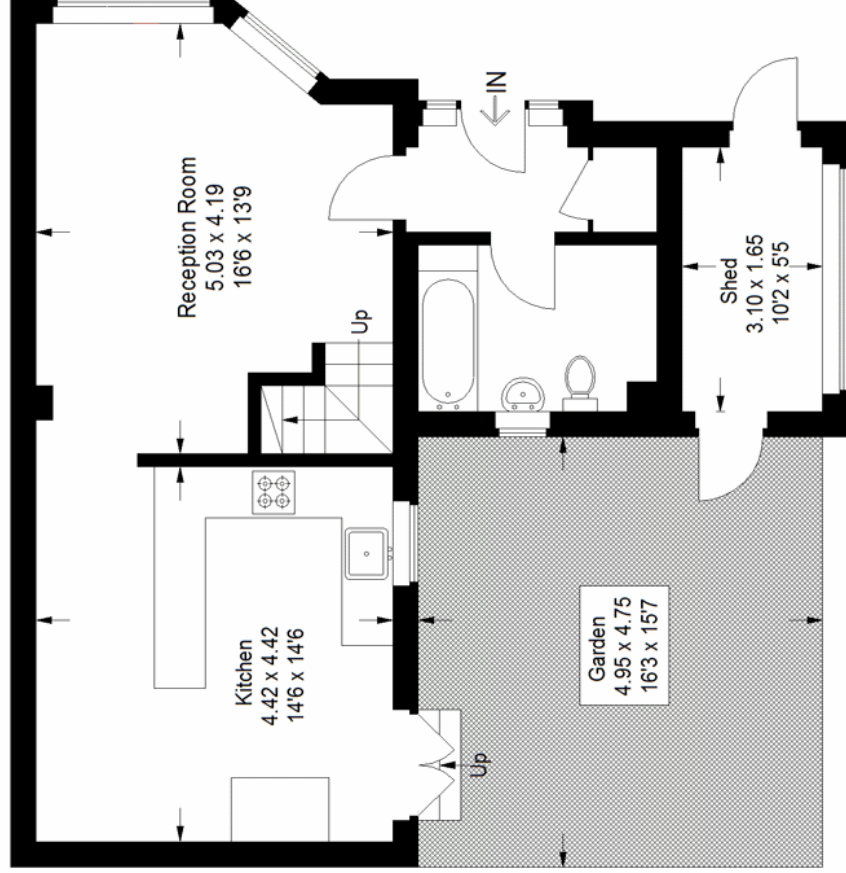
First Floor(Excluding Eaves Storage)

33.9 sq m / 365 sq ft

Total = 83.4 sq m / 898 sq ft



First Floor



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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