



Sydenham Park Road SE26  
£900,000

0208 702 9777  
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# In general

- Superb 1930's semi detached house
- Characterful features throughout
- Two receptions
- Three double bedrooms
- Bathroom with separate shower
- Downstairs wc
- Potential to extend (STP)
- Garage
- Close to good local schools
- No onward chain

# In detail

A rarely available 1930's semi-detached house with garage and 66ft landscaped garden, positioned on a highly sought after road in Upper Sydenham, close to several open green spaces, transport links and good local schools.

Offering spacious accommodation over two floors the ground floor comprises a generous reception to the front, with original parquet flooring, feature fireplace and a large beautiful, curved bay window with plantation shutters, a rear reception also benefiting from charming features and direct access into the rear garden, a well equipped kitchen and a downstairs WC. Upstairs are three double bedrooms, a family bathroom with shower cubicle and separate WC.

The owners have also created a garden, perfect to entertain, relax and enjoy, comprising a large patio area, a staircase with tiered beds either side, stocked with established plants followed by a large lawn. Further benefits include a garage which could be converted into a Garden Studio or space to work from home, as well as a substantial loft.

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

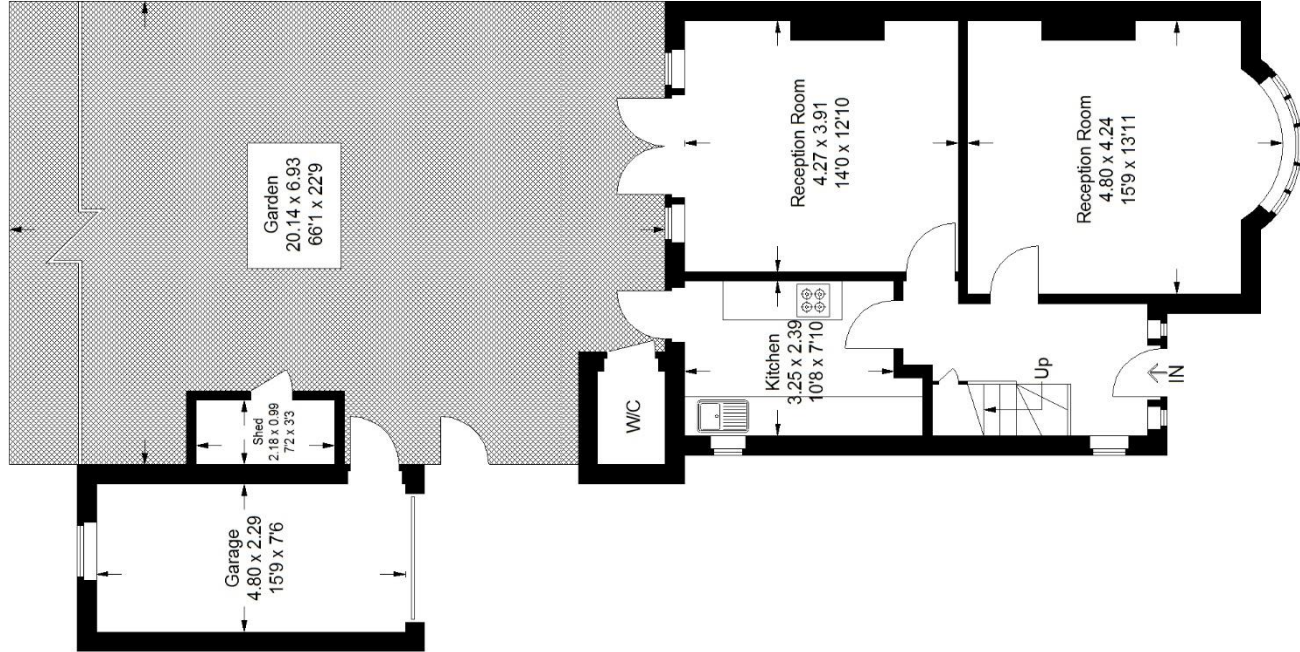
Ground Floor = 54.3 sq m / 584 sq ft

First Floor = 56.9 sq m / 612 sq ft

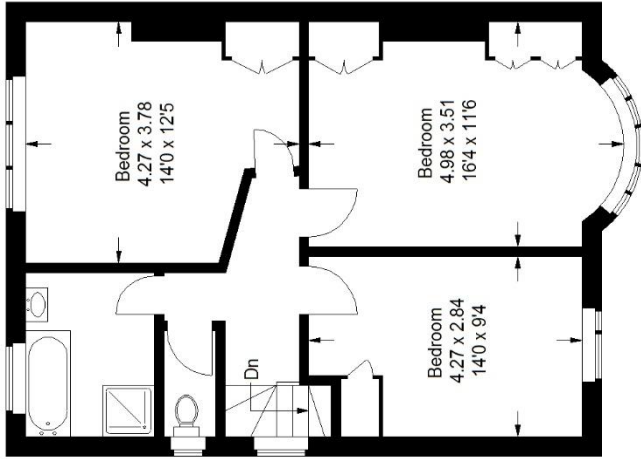
Shed = 2.2 sq m / 24 sq ft

Garage = 11.4 sq m / 123 sq ft

Total = 124.8 sq m / 1343 sq ft



Ground Floor



First 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		
69-80	C		
55-68	D	66   D	87   B
39-54	E		
21-38	F		
1-20	G		

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