



Sydenham Park Road SE26  
Guide £725,000 to £750,000

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# In general

- Located in Upper Sydenham
- A superb 1930's family home
- Well regarded residential road
- Reception
- Dining room
- 3 Bedrooms
- 42'4ft garden
- Garage
- Close to good schools
- Excellent transport links

# In detail

\*\* Guide Price £725,000 to £750,000 \*\*

Enviably located in Upper Sydenham, this three bedroom terraced home enjoys a 42'4ft rear garden with garage, and is moments from the green open spaces, great transport links and good local schools.

Built circa 1930's, this much loved family home has been very well maintained by the current owners and offers superb potential, perfect for those who are looking for a property to put their own stamp on.

Comprising a reception, dining room, a galley kitchen, three bedrooms, bathroom and separate WC. To the rear of the house is the garden with a garage which could easily be converted into a home office/studio, ideal for those working from home.

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: E

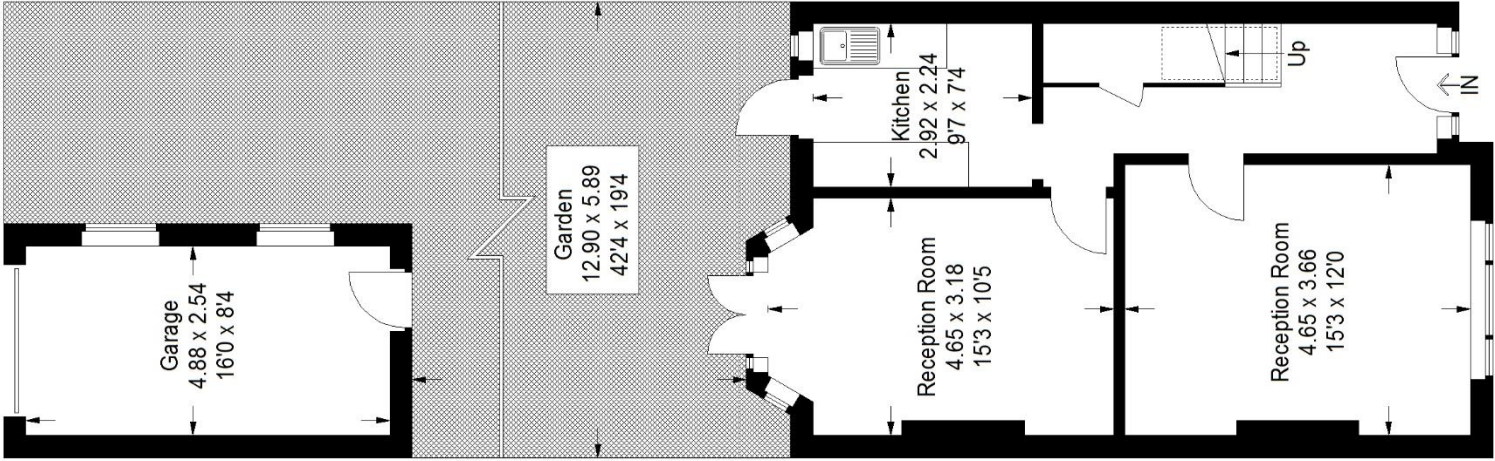


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan

## Sydenham Park Road, SE26

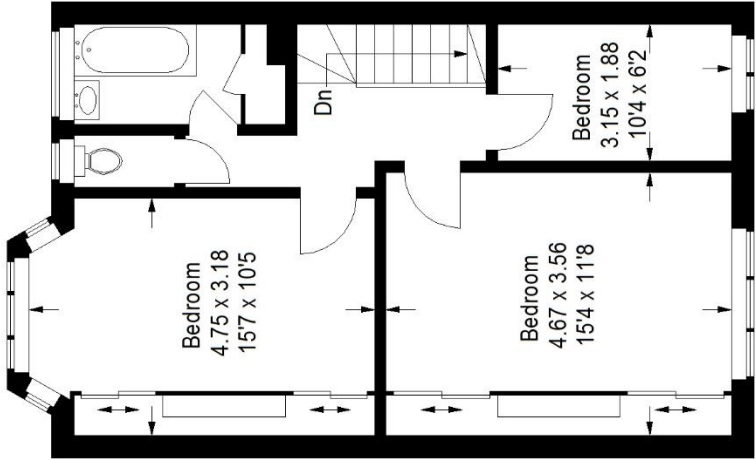
Approximate Gross Internal Area  
 Ground Floor = 50.0 sq m / 538 sq ft  
 First Floor = 50.3 sq m / 541 sq ft  
 Garage = 12.9 sq m / 139 sq ft  
 Total = 113.2 sq m / 1218 sq ft



Ground Floor



 = Reduced headroom below 1.5 m / 5'0"



First Floor

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