



Lawrie Park Gardens, Sydenham

Price Guide £875,000



Property Summary

GUIDE PRICE £875,000 - £900,000

Propertyworld is delighted to present this stunning, three bedroom, two reception, semi detached house that has been extended on the ground floor. This delightful period property is beautifully presented throughout and offers bright, airy and well-proportioned accommodation that is bursting with natural light.

There is an attractive blend of contemporary touches and original features, and the finish, throughout, is of the highest standard. On the ground floor there is a generous reception room with a large double glazed window and fitted plantation shutters. To the rear, the property has been extended to create a hugely impressive open plan kitchen/reception with underfloor heating, central island, sky light and bifold door leading to the exquisite South facing garden. The kitchen is a sleek handleless affair, with matt grey units which contrast perfectly with the off white quartz worktop, and solid oak wooden flooring. There is ample room for a generous seating area as well as space for the family to dine. The rear South facing garden is a true delight; a tranquil oasis, secluded and quiet, with a pretty lawn and two patio areas. The outlook is green and lush with mature trees and established plants.

Upstairs there are three bedrooms, two good sized double bedrooms and a smaller third. Both front bedrooms have fitted plantation shutters in keeping with the front ground floor reception, and all windows in the house were replaced in 2019. The family bathroom is fully tiled with a contemporary three piece white suite. The house also boasts a large loft that can be converted to add a principle fourth bedroom with private ensuite bathroom.

Location wise it is hard to beat, on Lawrie Park Gardens, one of Sydenham's premier roads in the heart of the Lawrie Park triangle. Quiet with little though traffic, within easy walking distance of Sydenham, Crystal Palace and Penge centres, several parks, and good schools.

Sydenham Sales

020 8488 0011

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Property Summary

- Three bedroom family house
- Two reception rooms
- Heart of the Lawrie Park Triangle
- Semi detached
- Extended to the rear
- Stunning kitchen diner
- Pretty front garden
- South facing rear garden
- Underfloor heating
- Highest specification throughout

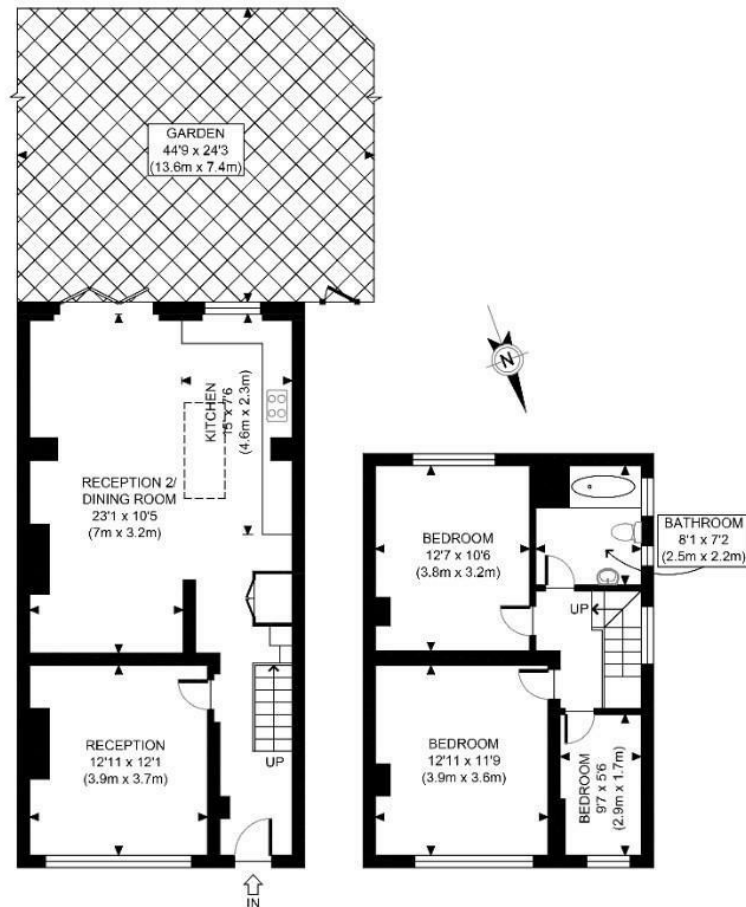
Our Vendor Loves...

"We have loved living on this wide, tree-lined and quiet road for nearly ten years. The house is just a 7 minute walk from Sydenham station and the amenities of the high street. We are round the corner from the bustling Crystal Palace Park, and close to Sydenham Wells Park, Mayow Park and Dulwich Woods. We also regularly visit the fantastic venues, bars and restaurants in Crystal Palace.

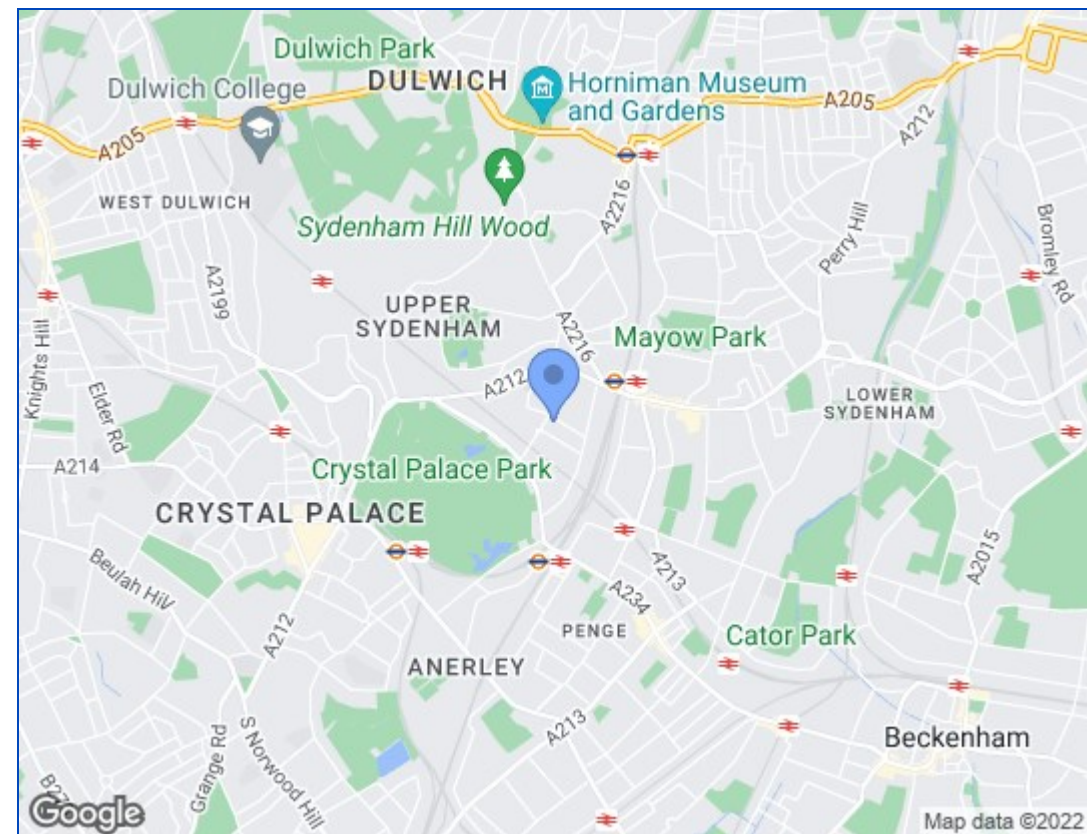
The house itself is bright and airy; the open plan kitchen/diner layout has worked really well for both our family life and for entertaining. The garden is south facing and we never have trouble parking outside the house."







APPROX. GROSS INTERNAL FLOOR AREA 1136 SQ FT / 106 SQM	Lawrie Park Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 19/09/22
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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