



Beaulieu Avenue, Sydenham

Guide price £675,000

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Property Summary

GUIDE PRICE £675,000 - £700,000

Propertyworld is delighted to present this simply stunning four bedroom, two bathroom family home in highly sought after Beaulieu Avenue, in Upper Sydenham. The house has been sympathetically upgraded by the current owners with a deft touch, smart design, and an abundance of love. The results are simply astounding. On the ground floor one of the many highlights is the main reception, which is 19 feet by 18 ft, with full width bifold doors which afford stunning views of the landscaped garden. Polished parquet flooring adds a luxurious feel to the room, which is flooded in natural sunlight. It has been carefully designed to accommodate both a generous dining area as well as a large seating area to unwind and relax as a family. There is a second reception room or fourth bedroom on the ground floor which, along with the entrance hallway and main reception, also boasts a stunning parquet floor. The kitchen, as you would expect, is a well-appointed, and cleverly designed, with sleek white handleless units, tiled splashback and all the integrated appliances you would expect. Finally, on the ground floor, you will also find a separate W.C. Upstairs there are three further bedrooms, two large doubles and a generous single or small double. The main bathroom was refurbished recently along with the rest of the house, and boasts a contemporary white suite with fully tiled walls and flooring. There is also an ensuite shower room off the main bedroom. There is a good size loft for storage and the house comes with off street parking. The south facing garden is a delight! Designed to maximise the space, and to provide a series of contrasting zones, it offers all you need to unwind, relax, play and entertain. To the front is a driveway with an off street parking space. The house has been taken to another level by the current owners and we are confident you will absolutely love it.

Location wise it is hard to beat. Beaulieu Avenue is a quiet residential road with little through traffic. The house has one of the best locations on the road, opposite a pretty central green with mature trees. You can stroll into Sydenham centre in minutes, with its wide range of cafes, gastropubs, neighbourhood restaurants and independent shops. Crystal Palace Park and Sydenham Wells Park are all nearby and easily walkable and there are a number of good schools close by. Sydenham train and Overground station is less than 10 minutes' walk and provides fast regular services into Central London and across town via the Overground tube network. Please call Propertyworld to register your interest!

Sydenham
020 8488 0011
www.propertyworlduk.net

Key Features

- Four bedroom House
- Lovingly enhanced
- Stunning landscaped garden
- Bifold doors in reception
- Sleek fitted kitchen
- Two bathrooms
- Parquet wooden flooring
- Off street parking
- Beautifully presented
- Sought after location
- Must be seen

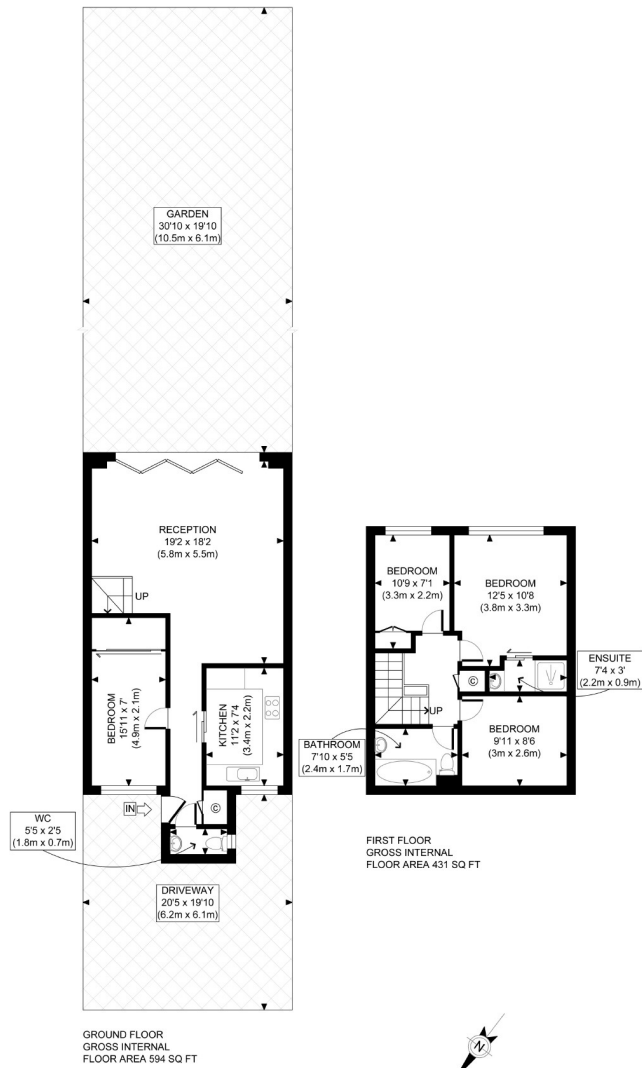
Our Vendor loves...

Our Vendor Loves...

"We love the incredible quality of light that fills the living space through our south-facing bi-fold doors and how these really make the garden an extension of our home. Over the years our home has been able to flex with our changing needs- from comfortably hosting dinner for 16, to creating home offices, to giving our young family space to play. We are surrounded by greenery with some amazing local parks as well as being a stone's throw from Sydenham with its great range of cafes, pubs and independent shops. It's also only a short walk through the park to the bustling Crystal Palace Triangle. We have wonderful neighbours and an active community association who regularly host picnics and BBQs in our beautiful residents' gardens and really make Beaulieu Avenue a fantastic place to live."







<p>APPROX. GROSS INTERNAL FLOOR AREA 1025 SQ FT / 95 SQM</p> <p><small>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.</small></p>	<p>Beaulieu Avenue</p> <p>date: 04/05/22</p> <p>photoplan</p>
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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