



Sydenham Park Road, SE26
£699,950

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In general

- Unique Detached Edwardian House
- Lounge with square bay window
- Fresh, contemporary kitchen with island
- Two double bedrooms
- Bathroom and shower room
- Utility
- Front and rear gardens
- Outbuilding
- Close to Wells Park

In detail

Located in leafy Upper Sydenham is this very special detached Edwardian house close to good local schools, excellent transport links and plenty of green open space.

The front door opens into a wide, welcoming and wonderfully bright central hallway with accommodation evenly arranged over two floors.

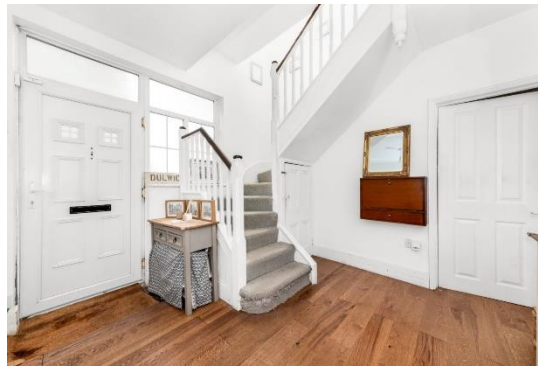
The ground floor is home to a lounge with a large square bay window, the kitchen which is fitted with high spec appliances including a range cooker, also benefits from a central island, a perfect addition for those who enjoy entertaining and hosting, to the rear is a utility room and a downstairs shower room.

Upstairs are two generous double bedrooms and a lovely bathroom with free standing tub and panelled walls finished in a calming sage.

The property enjoys both front and rear gardens with established hedgerow creating a subtle screen of privacy.

Sydenham Park Road is a much sought after residential road close to plenty of coffee shops, restaurants and shops. Much loved highlights of the surrounding area include the wonderful green open spaces of Wells Park, Mayow Park and both Sydenham and Forest Hill Overground.

EPC: E | Council Tax Band: D



Floorplan

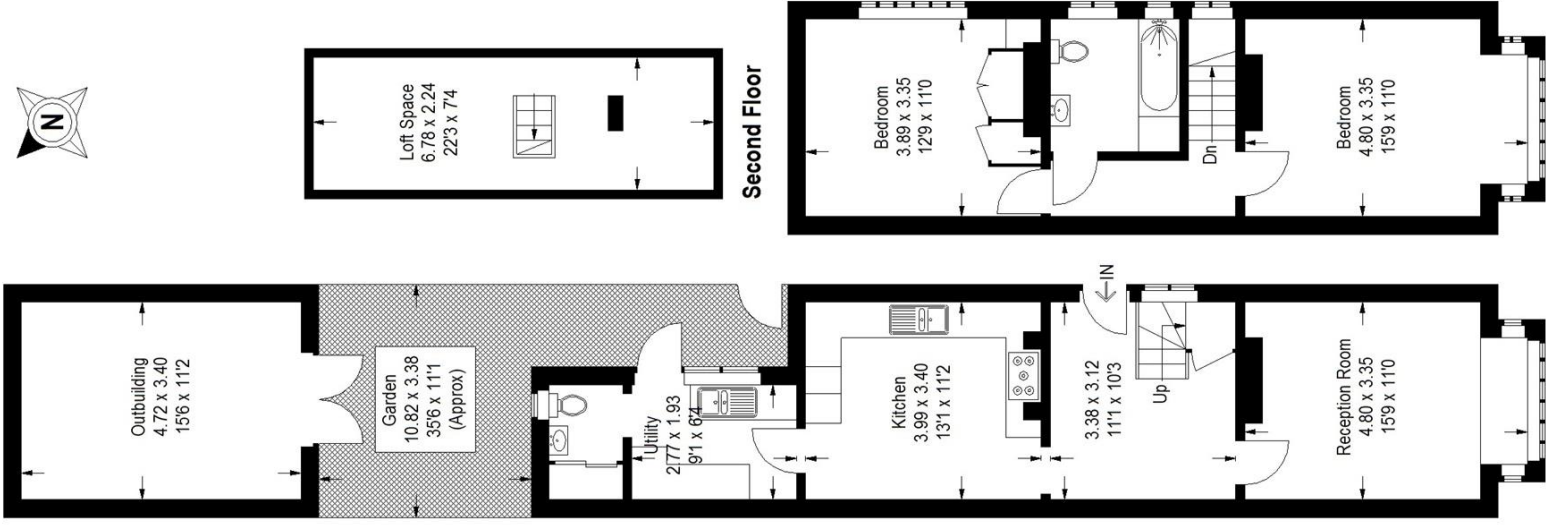
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Approximate Gross Internal Area

89.0 sq m / 968 sq ft

Outbuilding = 16.2 sq m / 174 sq ft

Total = 105.2 sq m / 1132 sq ft



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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		
39-54	E	52 E	
21-38	F		
1-20	G		

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