



Canal Walk, London

Guide Price £700,000



Property Summary

Guide Price: £700,000 - £750,000

A superb CHAIN FREE FOUR BEDROOM extended post war gem, with A ROOF TERRACE, WEST FACING GARDEN and PARKING offered to the market by Propertyworld. This gorgeous house has been lovingly upgraded by the current owner, including a stunning double height rear extension, with patio doors opening into the west facing garden, rare ROOF TERRACE and ground floor shower room. Offering spacious and versatile accommodation throughout, a high spec finish and lots of natural light, this is a wonderful and unique family home. The house is located in a residential cul de sac, literally two mins from Sydenham mainline station and high street.

The details include: on the ground floor - you enter directly into the spacious kitchen / diner with an engineered wood floor, neutral decor, an extensive range of wall and base high gloss units, integrated appliances, space for a dining room table and chairs, stunning ground floor shower room, large double bedroom and to rear a fabulous

lounge with patio doors opening into the west facing garden. On the first floor, is a truly gorgeous master bedroom with unique and very private roof terrace / balcony, there are two other DOUBLE bedrooms - both beautifully presented and with BUILT IN WARDROBES, family bathroom with walk in shower, bath and basin plus a separate W.C. Wow. The house is flooded in light, beautifully presented and available to view. Please call Propertyworld to book your appointment to view.

Property Summary

- Four bedroom house
- Double height rear extension
- Spacious and versatile accommodation
- Flooded in light
- CHAIN FREE
- Two bathrooms
- West facing garden + roof terrace
- Fabulous condition
- Must be viewed
- EPC rating is C, council tax is C

Our Vendor Loves...

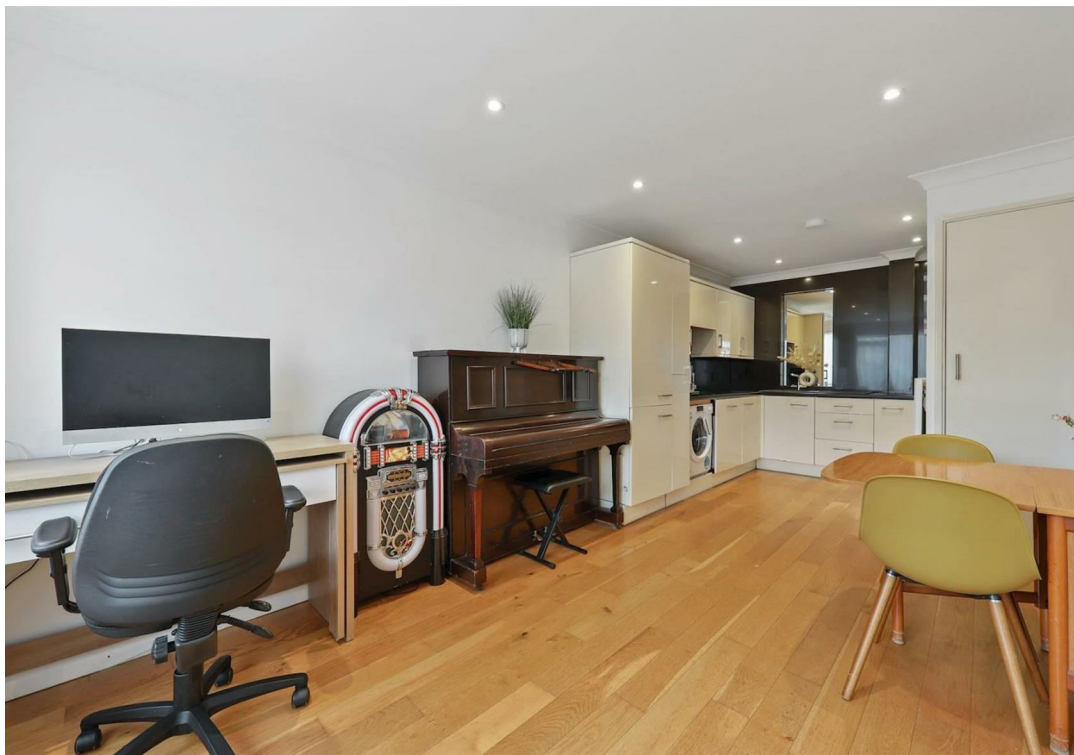
My favorite part of the house is the beautiful large extension with two double doors onto the south facing garden. It's great for hosting events in the summer and also Christmas celebrations. Above is a large balcony, I like nothing better than sitting there eating breakfast and watching the sunrise or relaxing with a glass of wine in the evening looking at the sunset. The back of the house overlooks trees and is very private. Over the years we've watched Sydenham grow into a lovely village type atmosphere with great shops and eateries. Canal Walk is really like no where else in Sydenham, we are a minute from the high street yet it is so quiet. It feels very safe and has a community feel which is rare in London.



Sydenham Sales

020 8488 0011

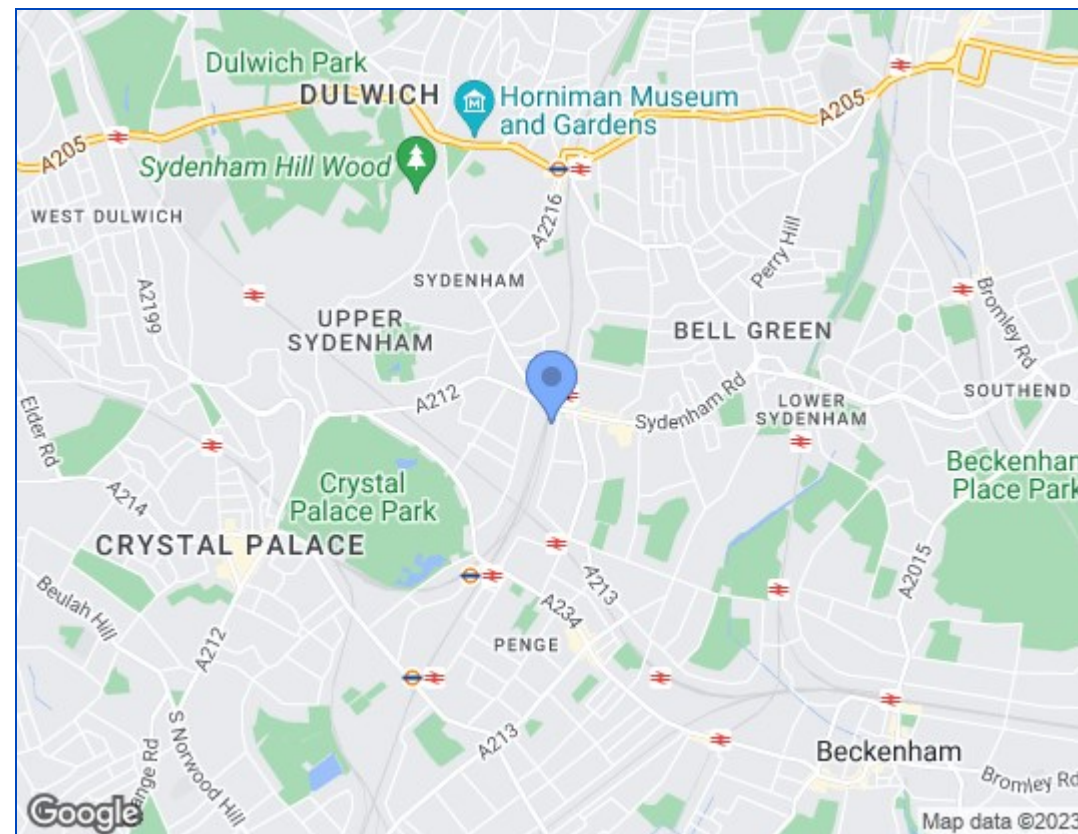
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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 651 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1196 SQ FT / 111 SQM	Canal Walk
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	05/10/23 photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		87
(81-91) B		
(69-80) C	71	
(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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