



**Byne Road, London**

Guide Price £500,000





## Property Summary

Guide Price: £500,000 - £525,000

Propertyworld is proud to act as sole agents on this fabulous three bedroom Edwardian split level period first floor flat with PRIVATE GARDEN and NO CHAIN. Located on one of Sydenham's best roads, the property is perfectly placed in the heart of SE26 and ideal for all local amenities, shops, eateries and TWO MAINLINE stations. Spacious, with generous room sizes and beautifully proportioned accommodation throughout, that offers versatility and is ideal for couples and young families. The property includes: a modern fitted kitchen with a range of beech shaker style units, all appliances, large double glazed window and plus a spacious and well appointed reception to the rear with laminate floor, high ceilings, two large double windows which flood the room in light, space for a dining room table and chairs, there are THREE BEDROOMS - 2 doubles, 1 single/office - all of which are nicely presented and bright, plus a family bathroom including a white three piece suite, shower over bath and tiled walls. There is direct access from the 1st floor to a perfectly proportioned sunny rear garden, which is hard landscaped and private. With a large loft, there is scope for extension or simply ample storage. A rare and attractive flat, on a great road, offered at the right price. Call Propertyworld on 0208 488 0011 to be the first to see.

Sydenham Sales

020 8488 0011

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## Property Summary

- Three bedroom flat
- Edwardian Period property
- Fabulous location
- SPLIT LEVEL & LARGE LOFT
- CHAIN FREE
- PRIVATE GARDEN
- Flooded in light
- Ideal first time buy
- Must be viewed
- EPC rating is D, Council tax is C

## Our Vendor Loves...

We love having a first floor flat with a garden which is like an extra room and quietly peaceful. The accommodation is also very spacious. The light is great, both from the skylight in the hallway, and clear view from the lounge, and the sunny front room. The location between Sydenham and Penge East is great for access to London (London Bridge or Victoria and north London by the Overground), and Kent, and it is a quiet very friendly tree-lined road. It's within easy walking distance of both Sydenham and Penge High Streets, as well as Mayow and Crystal Palace Parks. Will be sad to leave but relocating out of London.







