



Knighton Park Road, Sydenham

Asking Price £525,000



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Property Summary

Propertyworld is delighted to present this two bedroom + study , end of terrace, Victorian house in ever popular Knighton Park Road, Sydenham. The property was completely refurbished when the current owners bought the house in 2013. The house is offered with vacant possession and no chain.

The accommodation is generously proportioned and benefits from plenty of natural light. On the ground floor there is a main reception to the front of the house, which then leads into a separate fully fitted kitchen diner. Further to the rear of the ground floor, accessed via a hallway, you will find a modern bathroom with a three piece white suite and over bath shower. There is a useful utility area at the back of the house. The garden is mainly decked and East facing.

Upstairs you will find three bedrooms, two doubles and a single or office. The house has a large loft, and this can be converted if required.

Knighton Park Road is a quiet residential road of similar houses, off Sydenham Road. There are numerous good Primary schools close by as well several parks and green spaces. Sydenham Road has a wealth of dining and shopping options and several excellent gastropubs. Finally, transport choices are exceptional with Sydenham train and Overground station and Penge East station both around 10 minutes' walk away providing fast regular services into London and beyond.

This is a great value three bedroom, family home and we anticipate plenty of interest. Please call Propertyworld to secure an early viewing.

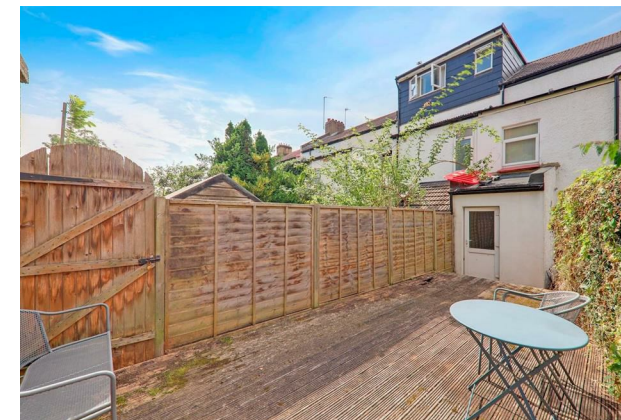
Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

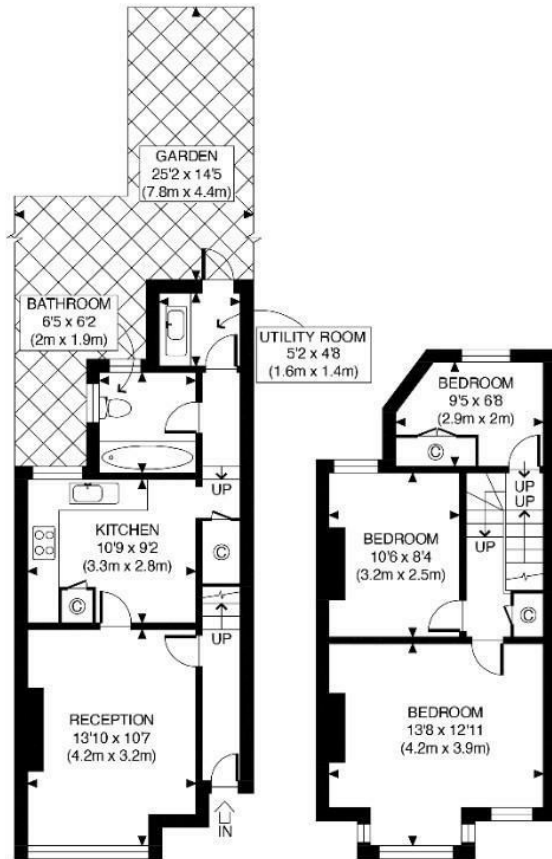
- Three bedroom house
- Vacant possession and no chain
- Full of natural light
- Decked rear garden
- Loft can be converted
- Excellent first time buy
- Centrally located on a quiet road
- Attractively priced
- EPC Rating:
- Council tax band:

Our Vendor Loves...

"Living in Sydenham has been great, if it wasn't for work commitments we would have stayed at least another 10 years! There are 3 train stations within walking distance, making it easy to quickly get into different parts of London. Closer to home, there are convenient shops and places to eat and drink, as well as several parks. It is a lovely neighbourhood to live in."







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 388 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 370 SQ FT

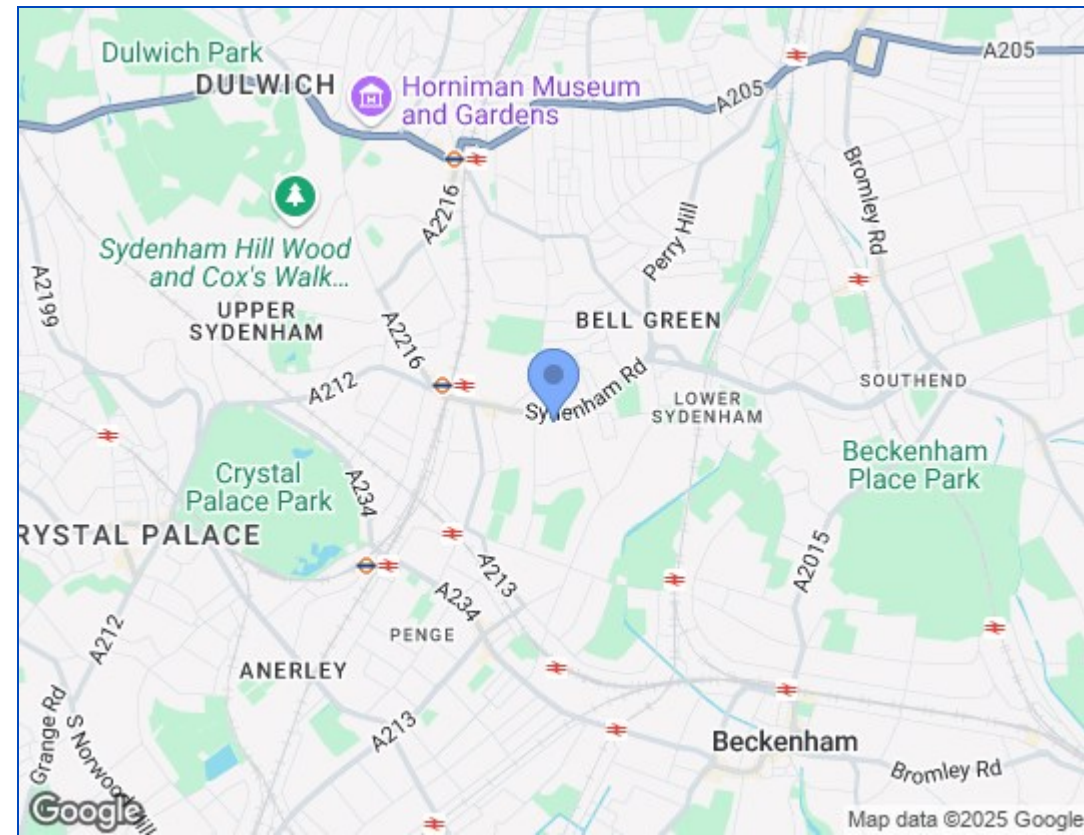


APPROX. GROSS INTERNAL FLOOR AREA 758 SQ FT / 70 SQM

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

Knighton Park Road

date 28/08/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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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