



## Byne Road,

Guide Price £900,000



4



2



2



D



## Property Summary

GUIDE PRICE: £900,000 - £950,000

Propertyworld is proud to offer this rare & CHAIN FREE, FOUR bedroom (+ STUDY) SEMI-DETACHED period property on arguably Sydenham's best road. A family home for over 50 years, the house is spacious, with beautifully proportioned accommodation over three floors, a WEST FACING garden and stunning period features throughout. Please note: THE HOUSE REQUIRES SOME MODERNISATION & UPDATING.

Available for sale for the first time in over half a century, this house will make a beautiful stunning family home. The basic details include: on the ground floor, there are two reception rooms - both spacious with high ceilings and both benefiting from gorgeous, rare and intricate period cornicing and ceiling roses, lots of natural light, fitted carpet, fireplaces and much else. To rear on the ground floor there is a generous kitchen diner which looks directly into the west facing rear garden and utility room / lean to.

On the first floor there are THREE DOUBLE bedrooms, a STUDY and a family bathroom. On the top floor there is FOURTH bedroom - a generous and comfortable DOUBLE bedroom. The rear garden benefits from side access and is WEST FACING and benefits from a sense of privacy.

With love, this house will be a fitting family home for modern families. It is a rare and this is, we believe, a fabulous and exciting opportunity. Call Propertyworld on 0208 488 0011 to be the first to see.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

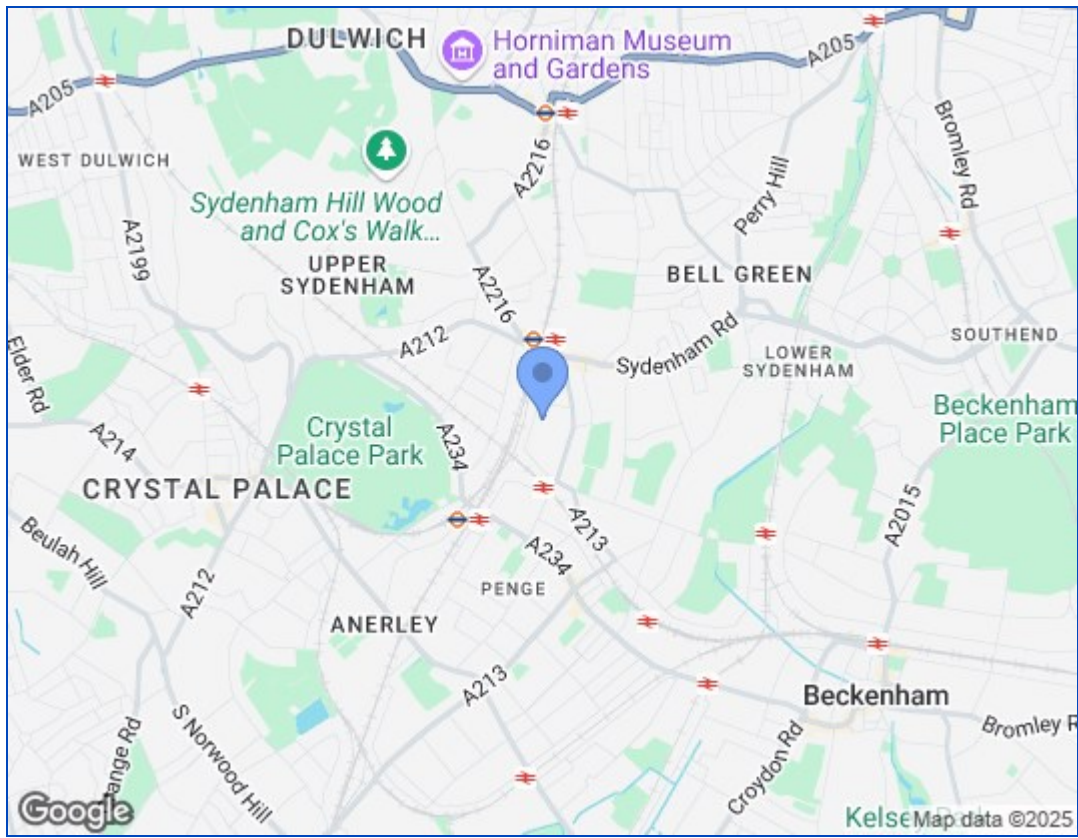
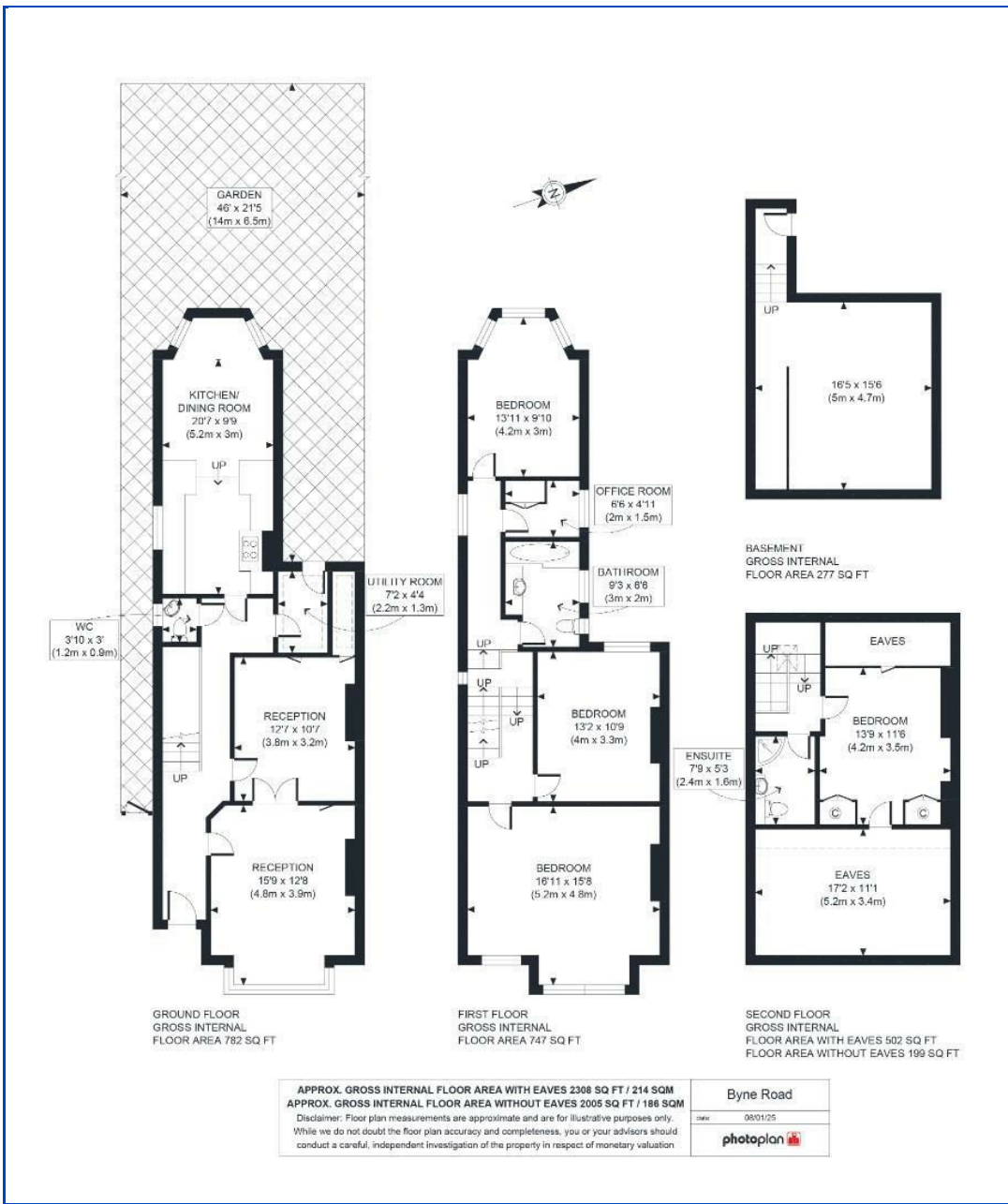
- Four bedroom house + study
- Period property
- SEMI - detached property
- REQUIRES MODERNISATION
- Gorgeous period features
- WEST FACING garden
- CHAIN FREE
- Fabulous location
- Must be seen
- EPC rating is D, council tax is F

## Our Vendor Loves...

"A vibrant family home of over 70 years which has seen a lot of warm, happy memories over three family generations. Victorian features give this property a sense of regality, but doesn't detract from the benefits that modernised areas, such as two recently fitted bathrooms can bring. This home reels in space and amenities with no shortage of opportunity to see a growing family flourish. Double reception rooms allow flexibility to spend cosy nights in or open the connecting doors and welcome friends and family for a celebration. Whatever the weather, the outdoor space boasts space for summertime barbeques whilst indoors allows for warm, movie nights in winter aided by a brand new boiler installation. Set in a friendly neighbourhood with numerous transport links, the location makes for easy access to West End theatres of an evening or early morning commutes to further eastern parts of the city. Even more, day trips to the countryside and connections to airports are achievable in little time by rail, too. This is truly elegant and delightful home, which will see many more happy memories to come. "







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current: 57  
Potential: 69

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