



Canal Walk, Sydenham

Guide Price £525,000



Property Summary

Guide Price: £525,000 - £550,000

Propertyworld is proud to offer this stunning two bedroom house with WEST FACING garden and OFF STREET PARKING to the sales market. Located in a small residential cul-de-sac just off Venner Road, the house is literally a two minute walk to Sydenham mainline station, shops, cafes and restaurants. An ideal first time buy or first house, the property offers spacious and beautifully proportioned accommodation throughout, generous rooms, lots of light and incredible amounts of storage, The details include: the ground floor leads into the main body of the house - a stunning kitchen / diner with lots of dining space and a fully equipped kitchen with integrated appliances and gas hob, there is a fabulous lounge with neutral decoration, an engineered floor and large window to front. On the top floor there are two genuine double bedrooms - both beautifully presented, flooded in light and ample storage space. The bathroom is great and spacious, it includes a three piece suite, with tiled walls and a laminate floor. The W.C is separate. The house is completed by an attractive and nicely proportioned west facing garden and lots of under stair storage, EPC rating is C / council tax is C. This is a great house, in a great location, offered in great condition, Call Propertyworld in 0208 488 0011 to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

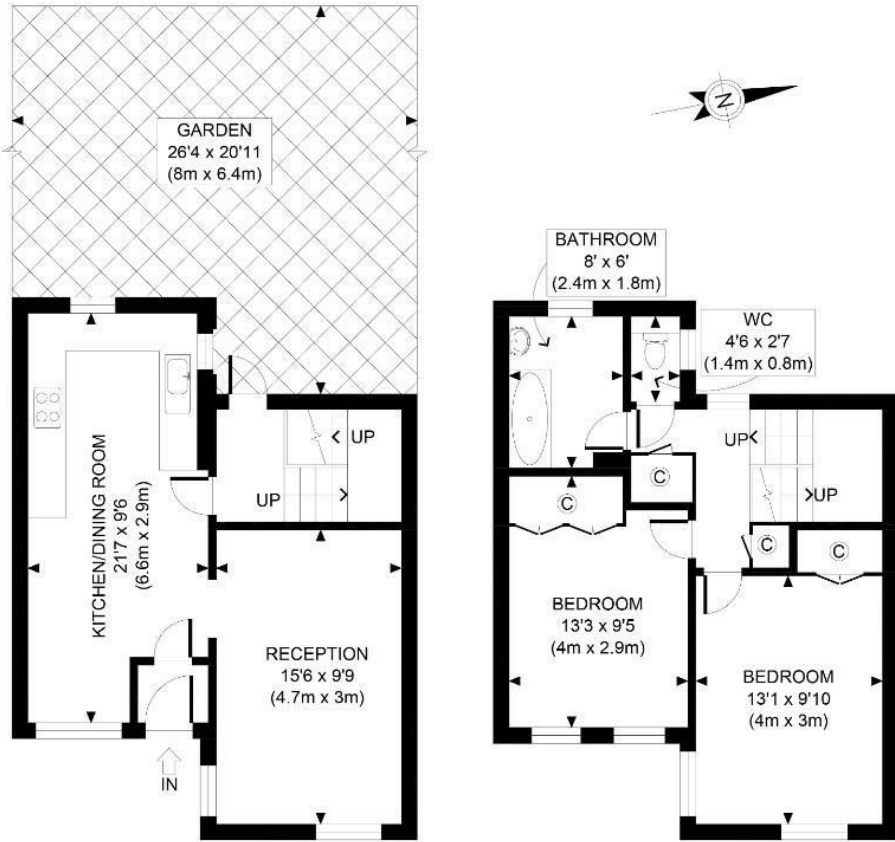
- Two bedroom house
- CHAIN FREE
- FREEHOLD tenure
- West facing garden
- Quiet cul-de-sac location
- Excellent condition
- Close to mainline stations
- Packed with storage
- Perfect first house
- EPC rating is C / council tax is band C

Our Vendor Loves...

"We had many happy years living at Canal Walk, just tucked away from the high street it offers peace and seclusion but only a 3-minute walk to the train station and shops. My commute to office in London Bridge was under 30 minutes door to door. Many happy relaxing hours spent in the very private back garden watching the sun set with a glass of wine. Some great local cafes, pubs, gyms and shops, 10-minute walk to Mayow Park an oasis of green. Having its own off road parking is hugely convenient, we never had to worry about the car or carrying shopping."







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 422 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 424 SQ FT

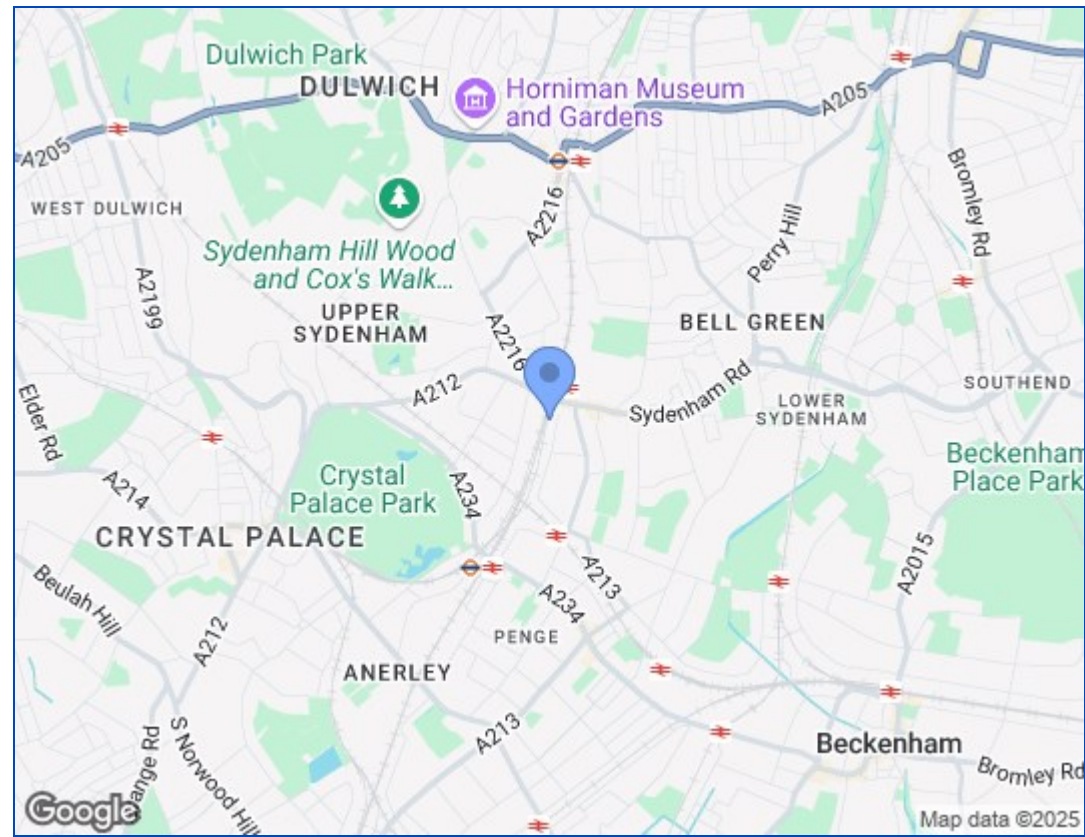
APPROX. GROSS INTERNAL FLOOR AREA 846 SQ FT / 79 SQM

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

canal walk

date 19/11/24

photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

