



**Lawrie Park Gardens, London SE26 6HL**

welcome to

## Lawrie Park Gardens, London

Located in the desirable Lawrie Park Triangle, this charming detached family home is offered to the market with no onward chain and an opportunity for the lucky new owner to put their stamp on it. Benefits include 1024 sq ft of accommodation, south facing garden and potential to extend (STPP). There are very few properties like Lawrie Park Gardens. Introducing this charming, detached family home nestled in the ever popular Lawrie Park Triangle. Internally the property provides 1024 sq ft of spacious accommodation across two levels, with ample potential to extend further (STPP). The downstairs comprises of an inviting hallway, leading to a convenient downstairs W.C./Cloakroom, a capacious reception room and well-appointed large fitted kitchen. To the rear is a delightful conservatory overlooking the rear garden - In our opinion, this space is an ideal area for those who enjoy alfresco dining or simply love to entertain. Upstairs provides generous living space with two genuine double bedrooms, a further single that can comfortably be used as a study, and a separate bathroom and toilet. Whilst this super home does require modernisation, it exudes immense potential to extend (STPP). Outside provides both a front and rear garden, with your own private area benefiting from a southerly aspect, perfect for those who seek ample sun. Additional features include double glazing, spacious garage and is offered to the market with no onward chain.

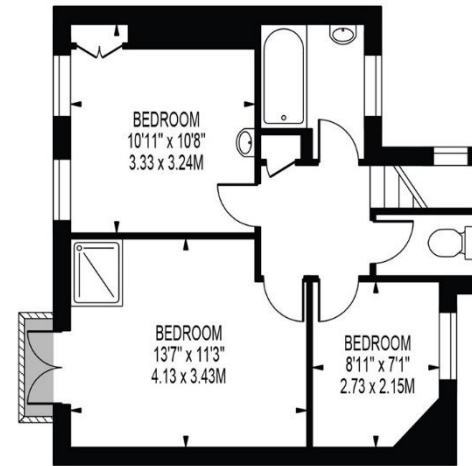
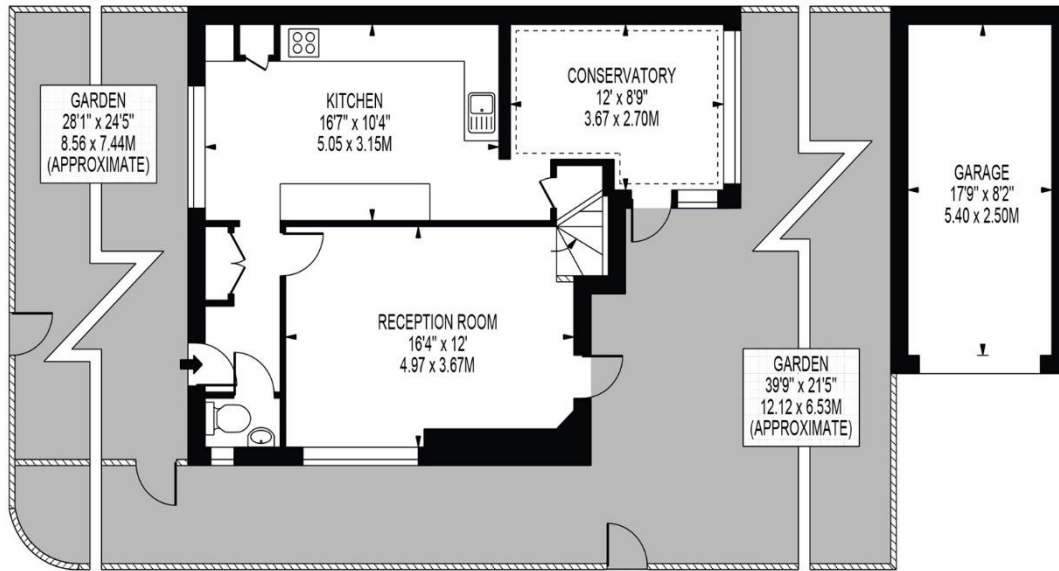


# LAWRIE PARK GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1002 SQ FT - 93.13 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 145 SQ FT - 13.50 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

## Lawrie Park Gardens, London

- 3 Bedroom Detached Family Home
- Lawrie Park Triangle
- Outstanding Schools
- Easy Reach to Railway Stations
- South Facing Garden
- Potential to Extend
- No Onward Chain

Tenure: Freehold EPC Rating: D

**£800,000**



### Location:

For those who require brilliant connections to London, both Sydenham and Penge West are equidistant and within easy reach - providing direct links to London Bridge and London Victoria. The property is also located within a prime area for education, with Sydenham School for girls falling within the catchment area. The area is also widely regarded for its proximity to Crystal Palace Park and the Triangle, popular for its selection of boutiques, restaurants and bars.



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SYD102641](https://barnardmarcus.co.uk/Property/SYD102641)



Property Ref:  
SYD102641 - 0003

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