



Hennel Close, London SE23 2NT

welcome to Hennel Close, London

We are pleased to present this beautiful end-of-terrace family home on a peaceful residential close which is tucked away in a quiet residential cul-de-sac, this superb home offers an ideal blend of comfort, space, and convenience. Perfectly positioned just 0.5 miles from both Forest Hill and Sydenham town centres, the location provides easy access to local shops, cafés, and transport links.

Hennel Close has a nice community atmosphere, complete with a communal green that serves as a safe play space for children, along with ample parking. Nature lovers will also appreciate the proximity to Dacres Wood Nature Reserve, a hidden gem just moments from your doorstep. Inside, the property offers just under 900 sq ft of well-planned living space, featuring two generous double bedrooms and a spacious single bedroom. A bright family bathroom and convenient downstairs WC with a fully fitted kitchen which flows into a large lounge and dining area showcasing original parquet flooring, ideal for family gatherings or entertaining.

Externally, the home benefits from a sunny south-facing rear garden. To the rear, a converted double garage offering excellent flexibility as a home office, studio, or gym. It's located walking distance from Forest Hill high street which was noted as one of the best places to live in London!

Close to several schools:

Forest Hill School - 0.3 miles

Greenvale School - 0.4 miles

Sydenham School - 1.1 miles

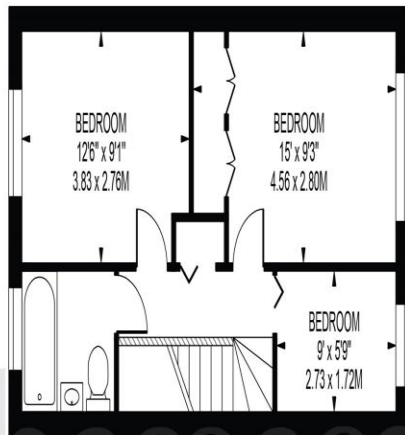


HENNEL CLOSE

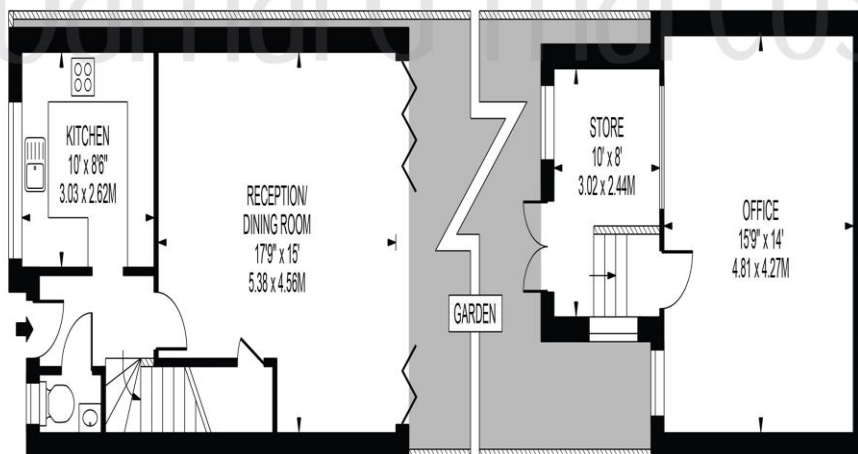
APPROXIMATE GROSS INTERNAL FLOOR AREA: 833 SQ FT - 77.40 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 303 SQ FT - 28.14 SQ M



FIRST FLOOR



GROUND 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

Hennel Close, London

- Converted double garage
- Walking Distance to both Forest Hill & Sydenham Stations
- South facing garden
- Walking Distance To Sydenham High Street and Forest Hill High Street
- Bright And Spacious

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD103191



Property Ref:
SYD103191 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8776 9384



sydenham@barnardmarcus.co.uk



13 Sydenham Road, Sydenham, London, SE26
5EX



barnardmarcus.co.uk