



Venner Road, London

Asking Price £1,150,000



4



3



2



D

Property Summary

Propertyworld is proud to offer this beautiful four double bedroom Victorian house with SOUTH FACING GARDEN, THREE BATHROOMS & CELLAR to the sales market. Quite simply, this is a house that takes your breath away in every way - fabulous period detail, spacious rooms, a wonderful layout, an extended kitchen, stunning interior, high specification finish throughout, and a fabulous location. Venner Road is highly regarded residential road of similar properties, close to the heart of Sydenham and the Overground but also offering easy access to PENGE, Penge east mainline station and beautiful Crystal Palace Park.

With over 2,000 sq ft of accommodation, laid out over three floors and packed with period detail throughout, the details include: On entering you become immediately aware of the stunning wood floors, original cornicing and the wonderful blend of contemporary design and Victorian architecture. There are two separate reception rooms, both with high ceilings, picture rails, double glazed windows, bespoke blinds, stunning wood floors and in the front reception room gorgeous fireplace and surround. In the second reception there is wood burner and patio doors opening into a private courtyard. An extension over the side return has created a spacious kitchen / diner to rear, with an extensive range of wall and base units, range cooker, wonderful antico flooring, spacious dining area and patio doors leading into the gorgeous south / west facing rear garden. There is a large basement too with two separate and usable rooms - ideal for storage and wine!

On the first floor, there are two bedrooms and two bathrooms, including a sensational master with luxurious en suite bathroom and walk in wardrobe. The second floor includes two further double bedrooms - both with modern, clean lines and gorgeous natural light - and a well designed shower room.

This a rare opportunity and a stunning property. Be the first to view by calling Propertyworld on 0208 488 0011.

Sydenham Sales

020 8488 0011

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Property Summary

- Four bedroom house
- Period property
- Stunning interior
- Three bathrooms
- Two thousand square feet
- South facing rear garden
- CELLAR
- Rare and wonderful opportunity
- Fabulous location
- EPC rating is D / council tax is F

Our Vendor Loves...

We love this house and would take it with us if we could. The south-west facing garden is bathed in sun and not overlooked, which is so rare for London. We're a stones throw from 2 brilliant stations to get anywhere in London quickly. There are also plenty of green spaces within walking distance, which mean lots of places to enjoy the outdoors. We particularly love the mix of Victorian character with a modern finish, including a new wood burner and upgraded kitchen.





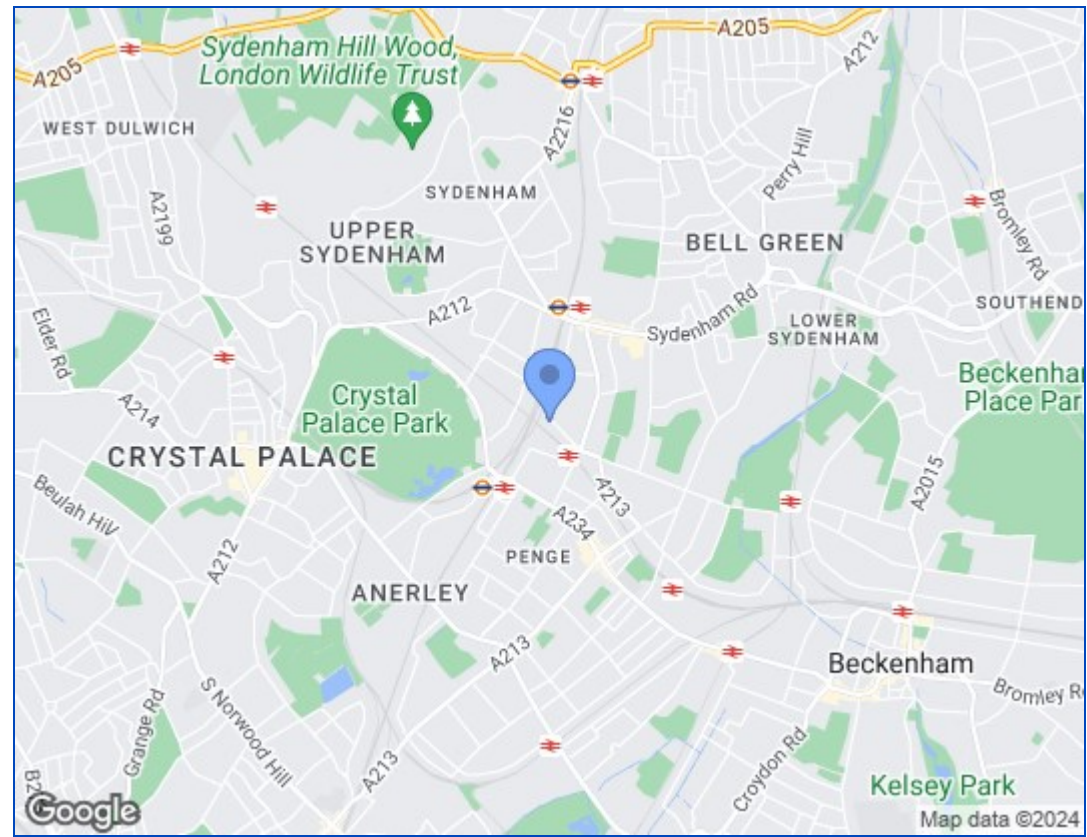


GROUND FLOOR
GROSS INTERNAL FLOOR AREA 800 SQ FT

FIRST FLOOR
GROSS INTERNAL FLOOR AREA 642 SQ FT

SECOND FLOOR
GROSS INTERNAL FLOOR AREA 428 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2061 SQ FT / 191 SQM	Venner Road
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	date: 23/01/24
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	82
(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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