



**Canal Walk, London**

Asking Price £550,000



## Property Summary

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: on the ground floor there is a really convenient entrance porch - ideal for bikes and shoes and coats, this 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, gas hob and pantry, there is a fabulous lounge with neutral decor, 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 include built in storage. The bathroom is great and spacious, it includes a three piece suite and walk in shower, with tiled walls and a gorgeous wood 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.

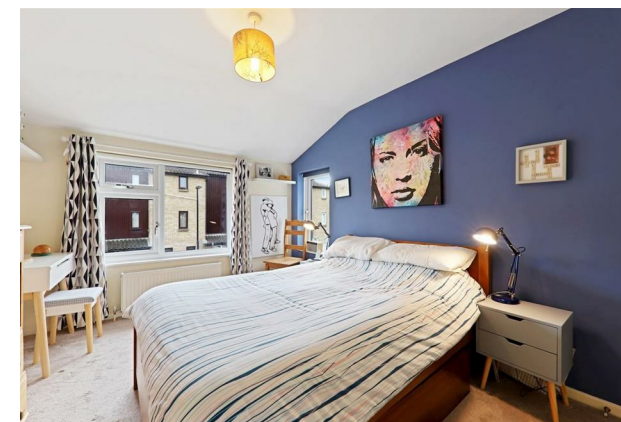
Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

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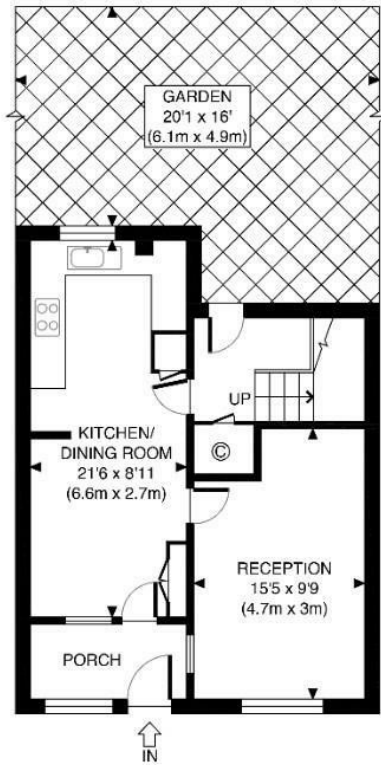
- Two bedroom house
- Off street parking
- West facing garden
- Fabulous location
- Excellent condition
- Perfect first house
- FREEHOLD tenure
- Packed with storage
- Rare opportunity
- EPC rating is C / council tax is C

## Our Vendor Loves...

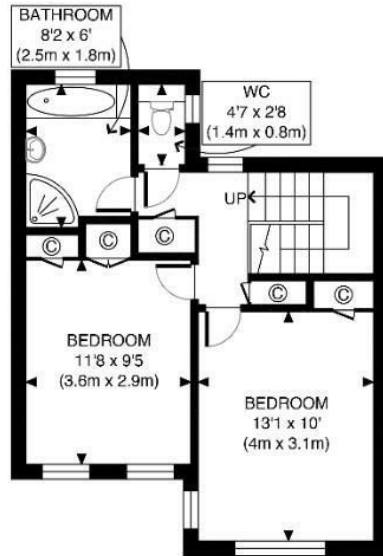
"We have cherished our time in our home on Canal Walk. It's a quiet and safe location, coupled with easy access to transport links (both Sydenham and Penge East stations), good primary schools, beautiful parks such as Mayow and Alexandra and the high street all minutes away, have made it an ideal place to settle down. When we moved here, we realised how great Sydenham was and it has become even more desirable over the 12 years we have been here. The property is a comfortable and perfectly proportioned two up two down house in a quiet and calm cul-de-sac location. We have put love and care our home since we moved in with a new boiler, double glazing, bathroom, cork flooring and the resin eco drive (which we will miss very much). "





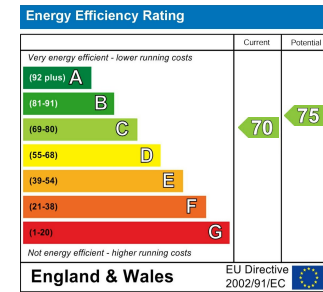
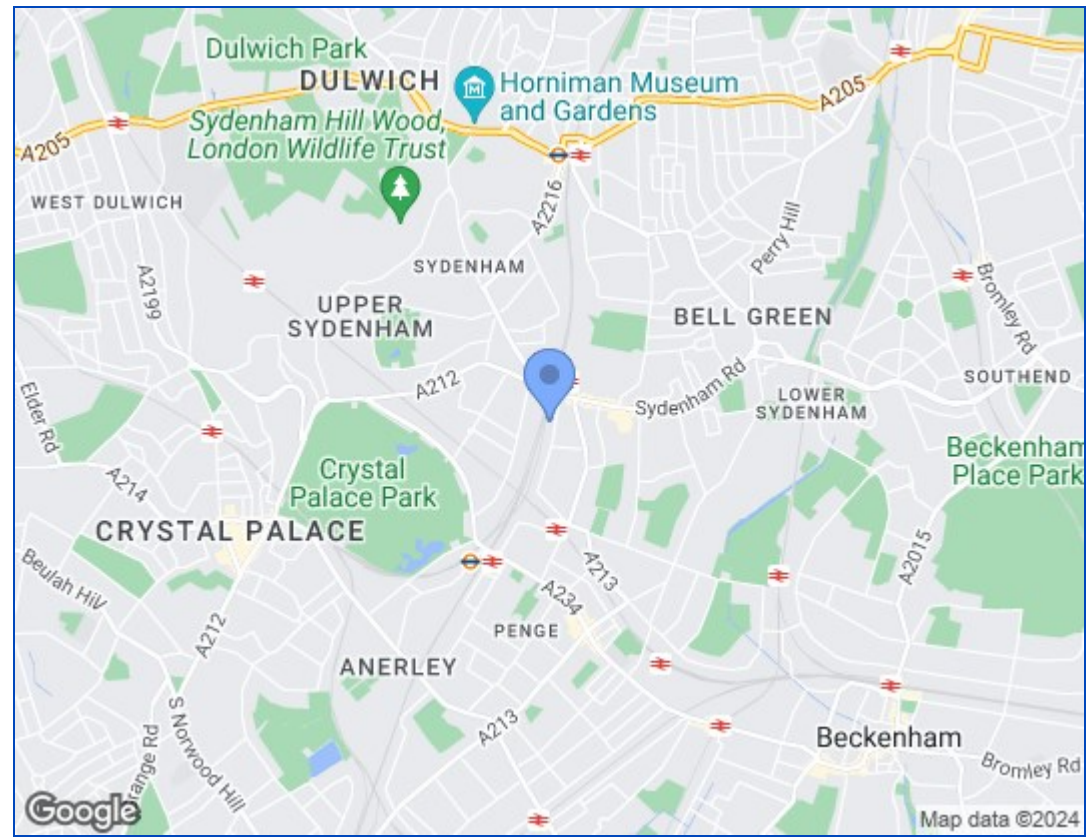


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 454 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 420 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 874 SQ FT / 81 SQM	Canal Walk
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: 21/12/24
	photoplan



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