



Homecroft Road, Sydenham

Price Guide £395,000



Property Summary

GUIDE PRICE £395,000 TO £410,000

Propertyworld is proud to bring to market this handsome, stylish, two bedroom, first floor Edwardian maisonette in ever popular Homecroft Road, Sydenham. Located on a pretty residential road of similar properties, this fabulous property is very well positioned for lots of local amenities, shops, transport links as well as the award winning Mayow Park. The property has been lovingly upgraded by the current owners and is offered in exceptional condition.

The accommodation is bright, airy and benefits from an abundance of natural light, original sash windows with double glazing. The generously proportioned reception room to the front boasts a gorgeous period fireplace and comes with built in storage and recessed shelving ensuring ample storage.

There are two bedrooms, the principal is a spacious double, the second a single or office / study. The kitchen diner, located at the rear is well appointed with a range of fitted wall and base units in a shaker style, double integrated Bosch oven, integrated gas hob and extractor, and a wine cooler! There is plenty of room to house a dining table and chairs, and to enjoy the attractive, leafy views towards the rear which is West facing. The bathroom, in keeping with the rest of the property, is clean and neutral with a bath and over shower, together with a recently refurbished separate W.C. A further benefit is the large loft which can be converted to create a third bedroom and ensuite.

The property is offered with share of freehold and a 100+ lease.

Homecroft Road is one of Sydenham's finest roads; equidistant from both Penge East and Sydenham train and overground stations, which are both walkable in approximately 5 minutes, you are guaranteed easy, fast access into London. There are numerous green spaces and parks close by as well as broad range of neighbourhood restaurants, coffees shops and gastropubs.

This is one for discerning first time buyers seeking a stylish first home.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

- Two bedroom maisonette
- Double and single bedroom
- Edwardian
- Lovingly upgraded
- Period fireplace and sash windows
- Large convertible loft
- Full of natural light
- SHARE OF THE FREEHOLD
- EPC Rating E
- Council Tax Band B

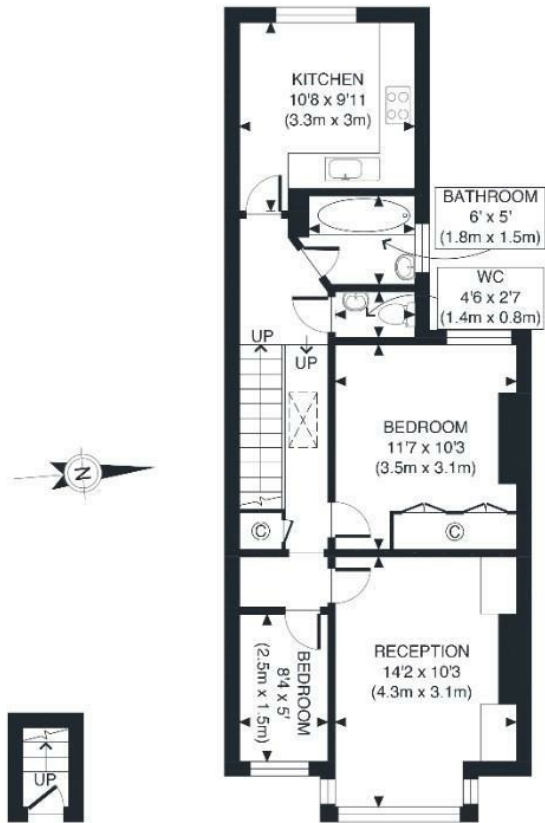
Our Vendor Loves...

My wife and I have lived in the flat for nearly 6 years. It's been a fantastic home for us. Since purchasing we have renovated every room and installed an abundance of additional storage. The large sash windows flood the flat with light. The eat in kitchen is our most used room in the flat and can seat 4 for small gatherings. The second bedroom currently used as a study is perfect for working from home.

While the close proximity to Sydenham high street means you can pop to the shops in under 5 mins, the road is quiet and peaceful at night and is a haven away from our jobs in the city.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 12 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 569 SQ FT

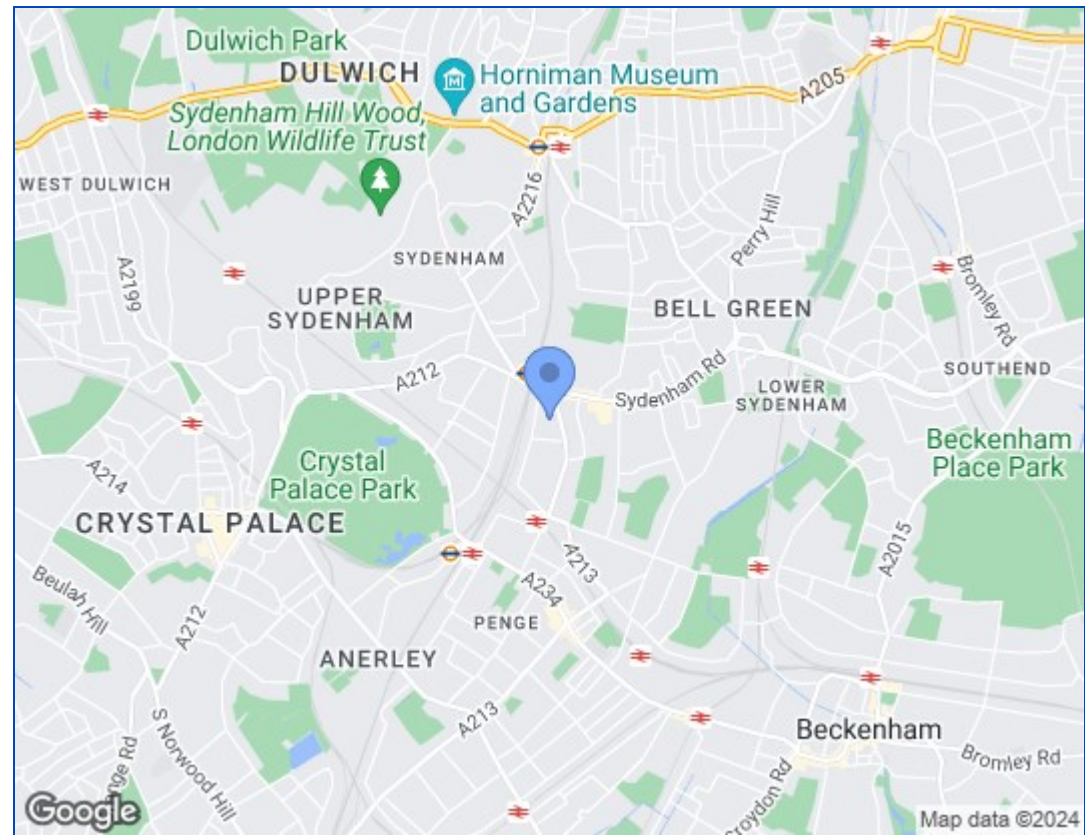
APPROX. GROSS INTERNAL FLOOR AREA 581 SQ FT / 54 SQM

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

Homecroft Road

date 19/03/24

photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		54	
(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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