



Bourdon Road, London

Guide Price £800,000



Property Summary

Guide Price: £800,000 - £825,000

Propertyworld is pleased to offer this rare and simply stunning four-bedroom, two-bathroom 1920s house with a BESPOKE GARDEN OFFICE, gorgeous rear garden and amazing interior. Renovated from tip to toe by the current owners and invested with love and care, the house is a rare thing - striking and bold with modern materials, plus lots of colour, as well as warm and cosy with a homely safe feel.

Bourdon Road is a quiet residential road of similar properties and within the catchment for the OUTSTANDING Stewart Fleming School. 'Anerley is a friendly area with lovely wide streets and great transport links: Birkbeck Station trams go direct to Wimbledon and East Croydon, with trains direct to London Bridge; Elmers End Station trains go direct to Waterloo and Charing Cross; and from Anerley Station you can catch a direct train to Highbury & Islington, Shoreditch High Street and West Croydon.

The basic details are: on the ground floor - from the street you are struck by the immaculate condition of the house and front garden, the bespoke wood & bins shed and the quietness of the road. On entering you can feel the high-spec vibe and see through the kitchen and bifold doors into the garden - creating an immediate connection between the internal and external - a deliberate design feature which reflects the thoughtful approach to the work. To the front, there is a cosy and comfortable lounge with bespoke shelving, bay window and attractive fireplace. To the rear is what we consider the centrepiece of the house - a stunning kitchen/diner with feature island, hand-painted units, integrated appliances and bifold doors - sensational. On the first floor there are three bedrooms (2 dbs, 1 sgl) - all flooded in light and beautifully presented - plus a gorgeous family bathroom. On the top floor there is a stunning double bedroom with an exquisite outlook, lots of storage and a wetroom.

Sydenham Sales

020 8488 0011

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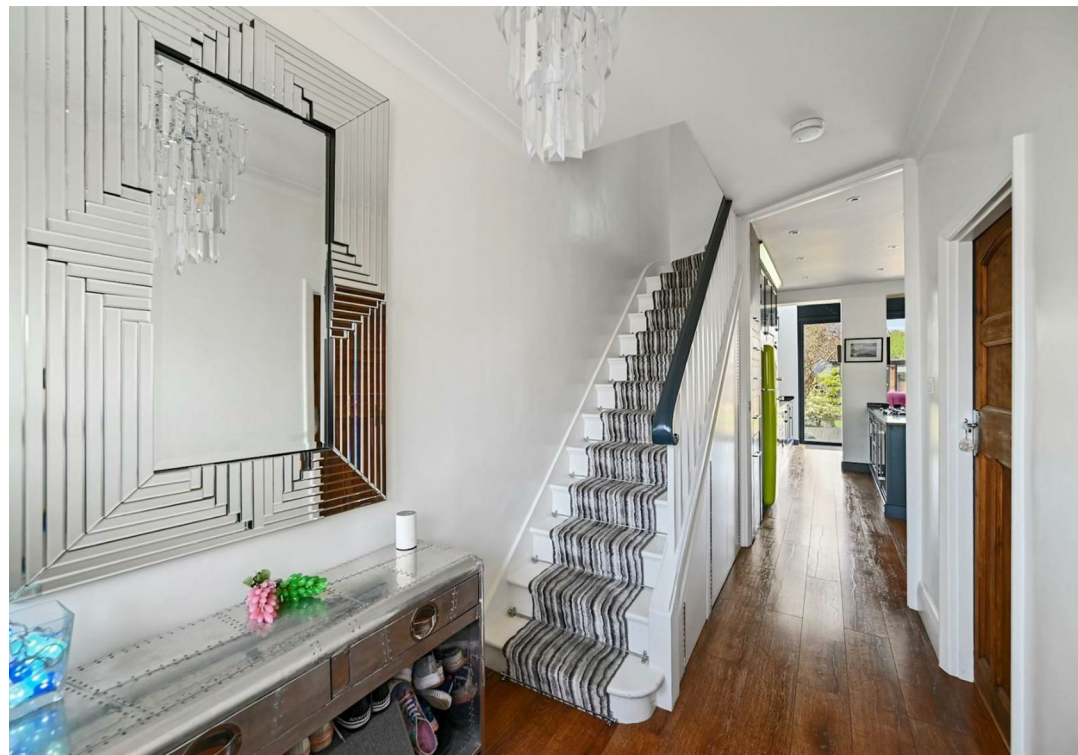
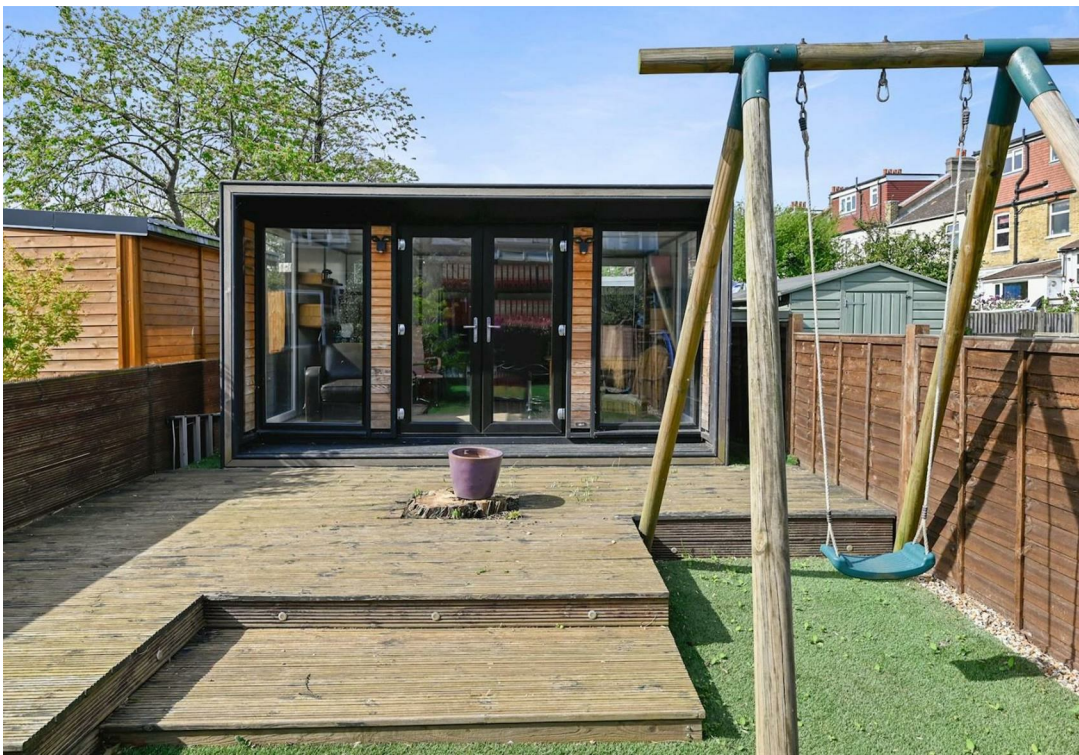
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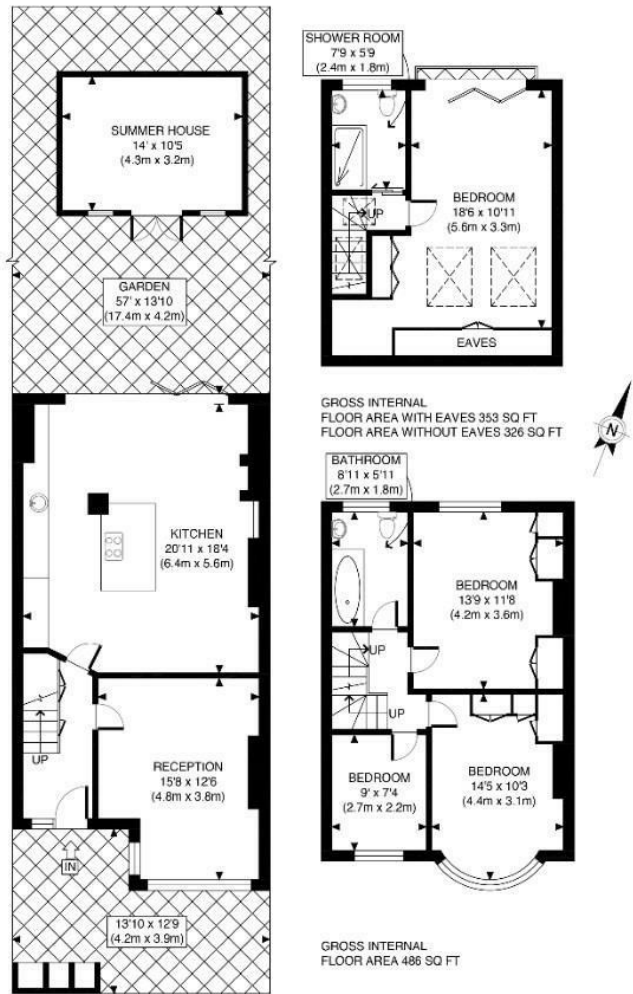
- Four bedroom house
- Period property
- Fabulous renovation
- Garden office
- Stunning interior
- Two bathrooms
- Beautiful garden
- Excellent location
- Simply must be viewed
- EPC rating is C / Council tax is D

Our Vendor Loves...

"We fell in love with the potential of this 1920s house and what it could be for us. It took us a couple of years of hard work, from design to completion, to create our perfect home... reflecting our personalities, our needs and our lifestyle. We think the house is beautiful, and we very much hope that the next people to call it home will love it as much as we do."







GROSS INTERNAL FLOOR AREA WITH EAVES 353 SQ FT
FLOOR AREA WITHOUT EAVES 326 SQ FT

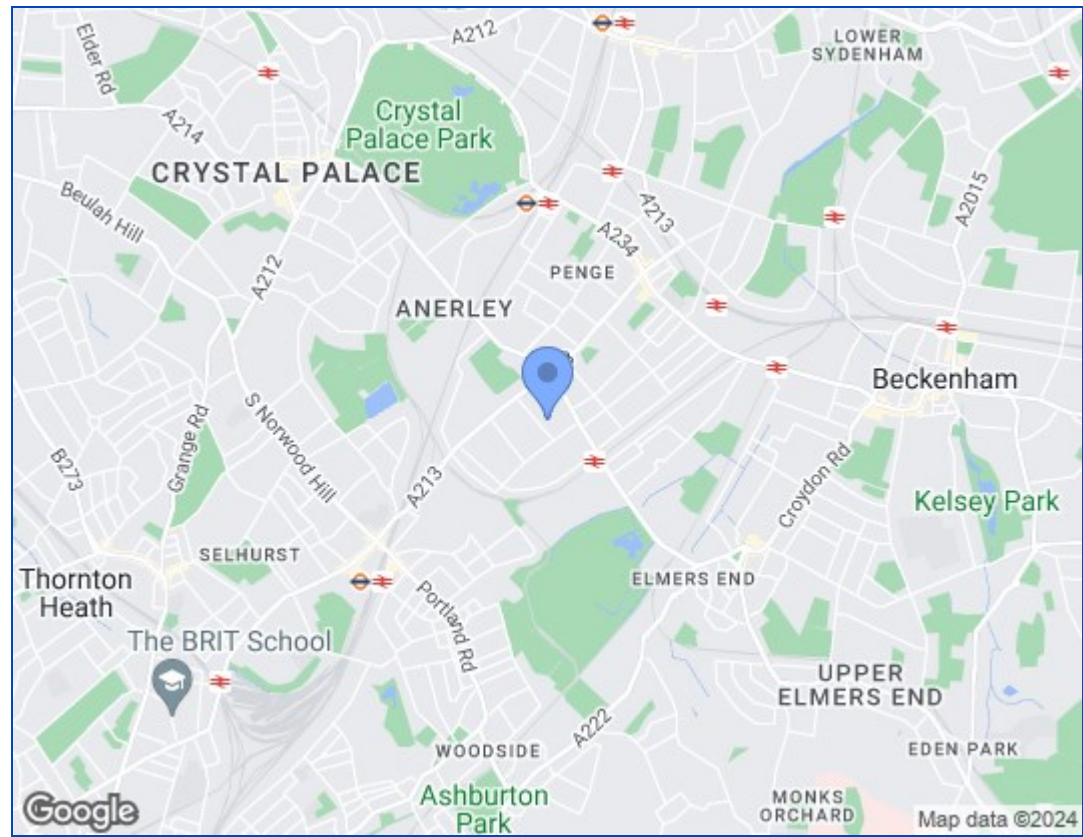
GROSS INTERNAL FLOOR AREA 486 SQ FT

GROSS INTERNAL FLOOR AREA 635 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES AND SUMMER HOUSE 1620 SQ FT / 151 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES AND SUMMER HOUSE 1447 SQ FT / 134 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

Bourdon Road
 code: 170424
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		75	81

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

