



St. German's Road, London

Asking Price £1,300,000



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Property Summary

Propertyworld is proud to act as sole agents on this rarely available four bedroom, three bathroom, semi-detached period gem. Offering spacious accommodation, generous room sizes, lot of light and period detail, the house is ideal for families and those looking for something special. The property is offered CHAIN FREE and includes a side return extension, gorgeous garden and beautifully proportioned accommodation throughout with further scope for extension. St Germans Road is an attractive and popular residential road close to Honor Oak and Forest Hill with easy access to Brockley offering lots of cafes, restaurants and amenities close by.

The details include, but are not confined to: GROUND FLOOR: there are two fabulous reception rooms, both with high ceilings, beautiful period detail, large windows, stripped wooden floors, neutral decor and lots of natural light. The second reception leads into the stunning glass ceiling'd side return extension which itself opens into the fabulous rear garden and kitchen. The kitchen is modern with an "industrial" style look including an extensive range of metallic units, oak worktop, tiled floor, breakfast table and stunning range cooker. The ground floor is completed by a large under stairs cupboard and ground floor shower room. FIRST FLOOR: there are FOUR bedrooms - all spacious, bright and nicely presented and two bathrooms - one of which is ensuite. With scope to extend into the loft (subject to obtaining the right permissions and certifications) there is further scope to grow the living space available. The rear garden is extensive and benefits from side access, a large decked patio and mature lawn to centre. This is grand house, a rare and exciting opportunity for families and those needing space. An internal viewing is highly recommended. Call Propertyworld now on 0208 488 0011 to be the first to view.

Property Summary

- Four bedroom house
- Semi detached property
- Three bathrooms
- Side return extension
- Fabulous garden
- Stunning road
- Period features
- Scope for extension
- Family house
- EPC rating is D / Council tax is E

Our Vendor Loves...

My husband and I bought this as our first home after we got married. We fell in love instantly with the beautiful Victorian period features and the spaciousness of the house, and it became our sanctuary away from the bustle of the city. The dining room is my personal favourite as it is so quietly elegant, and very atmospheric when candlelit. We had many dinner parties here with our friends and easily seated 10 people around the dining table. The comfy and bright lounge is perfect for lazy Sundays and, in winter, it's so cozy when the fire is lit in the Victorian marble fireplace that we got restored by a local craftsman. In the summers, the garden is a glorious sun trap and is perfect for BBQs with friends and family. The kitchen is a real focal point in the house and is very well set out for cooking and casual dining.

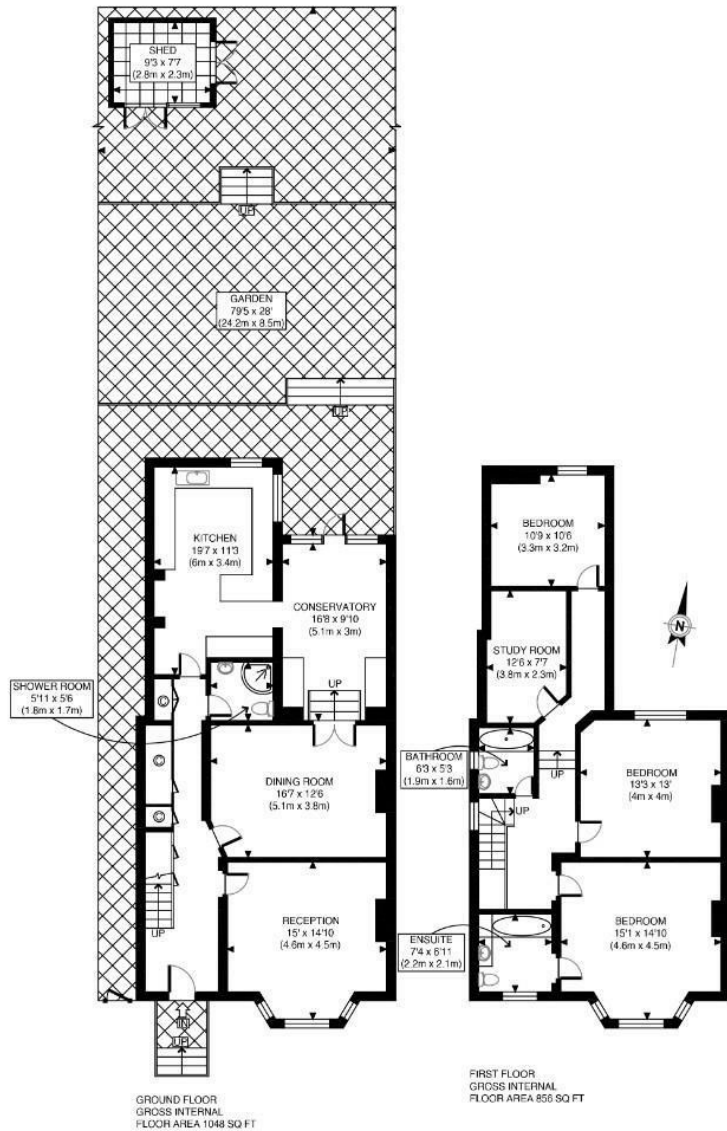


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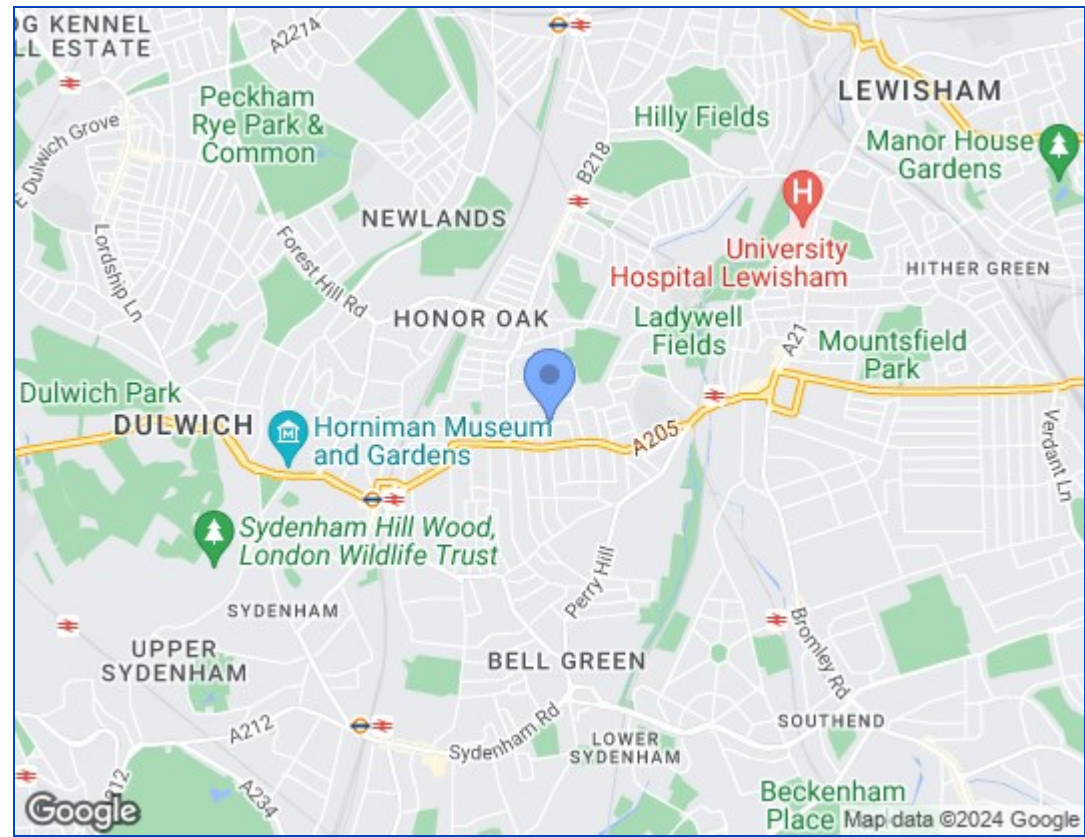
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APPROX. GROSS INTERNAL FLOOR AREA 1804 SQ FT / 177 SQM	Germans rd
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	293424
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(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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