



**Fairlawn Park, London**

Asking Price £725,000



## Property Summary

A spacious three DOUBLE bedroom mid terrace house PERIOD PROPERTY offered to the market by Propertyworld. This super house benefits from a fabulous garden, a double reception room, lots of space and beautifully proportioned accommodation throughout. A much loved home for many years, the house gives off a warm & happy vibe. Located on a quiet residential road just off Sydenham Road, the house is perfectly placed to access all local amenities, shops, transport links and is in the catchment for lots of good local schools.

The house is nicely presented and further benefits from EXTERNAL WALL INSULATION to rear which is a significant feature and beautifully done. On the ground floor there is a gorgeous double reception room which is flooded in light and includes a beautiful bay window, an engineered wood floor, two fireplaces and much else, to rear is an attractive and spacious kitchen / diner with access to the pretty rear garden, lots of units, double aspect, gas hob and tiled floor, the garden is beautifully presented including bespoke raised beds and rear patio. On the first floor, there are THREE DOUBLE bedrooms and a family bathroom. Above is large loft ideal for converting - subject to receiving the correct permissions and certifications. This is charming, family home, offered CHAIN FREE on a fab road. Call Propertyworld on 0208 488 0011 to view.

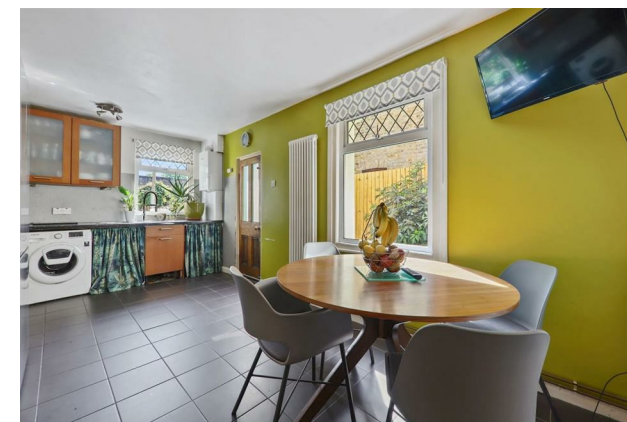
Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

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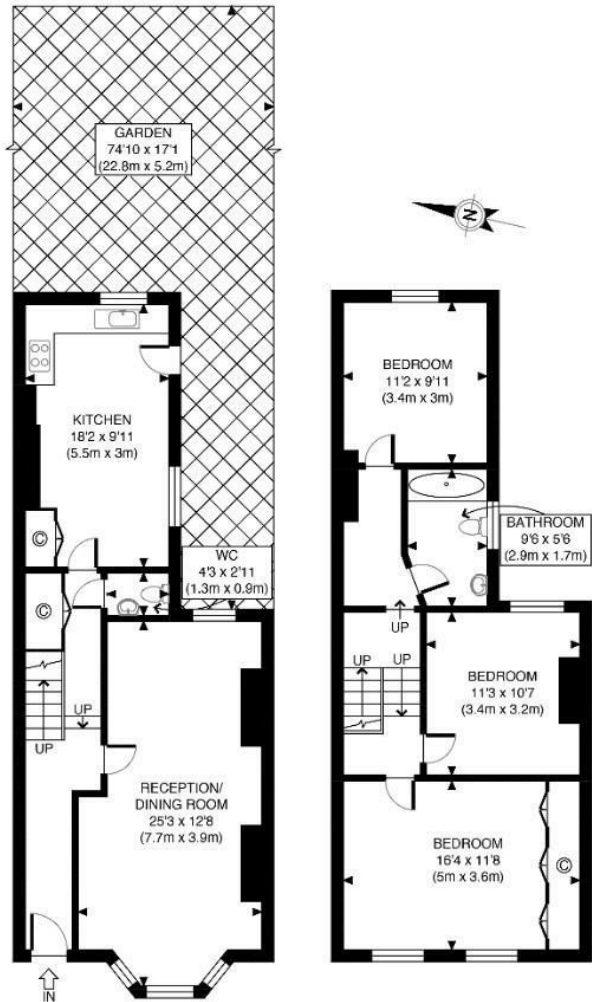
- Three bedroom house
- Period property
- Residential cul de sac
- Spacious accommodation
- Fab private garden
- Family house
- Period details
- FREEHOLD tenure
- Must be viewed
- EPC rating is C / council tax is D

## Our Vendor Loves...

I have loved living in my happy house on a friendly street with great neighbours. It wasn't until I moved in that I realised how well placed Fairlawn Park is for three train stations, Lower Sydenham, Sydenham and Penge East, if one was closed due to engineering works I had two other options to get into town. I have enjoyed socialising with friends and family here, the house seemed to expand for dinner parties and BBQ's and shrink for cosy nights in. In the summer I get to enjoy the garden which is very quiet as we back onto Home Park's Community Garden, yet we are a hop, skip and a jump away from Sydenham High St. I spend most of the summer eating outside (it's east/west facing) and love that the garden is a manageable size with a raised box where I attempt to grow vegetables! I have enjoyed my 19 years here, but now it's time to downsize and give a new family a chance to enjoy the space, make it their own and create more happy memories.



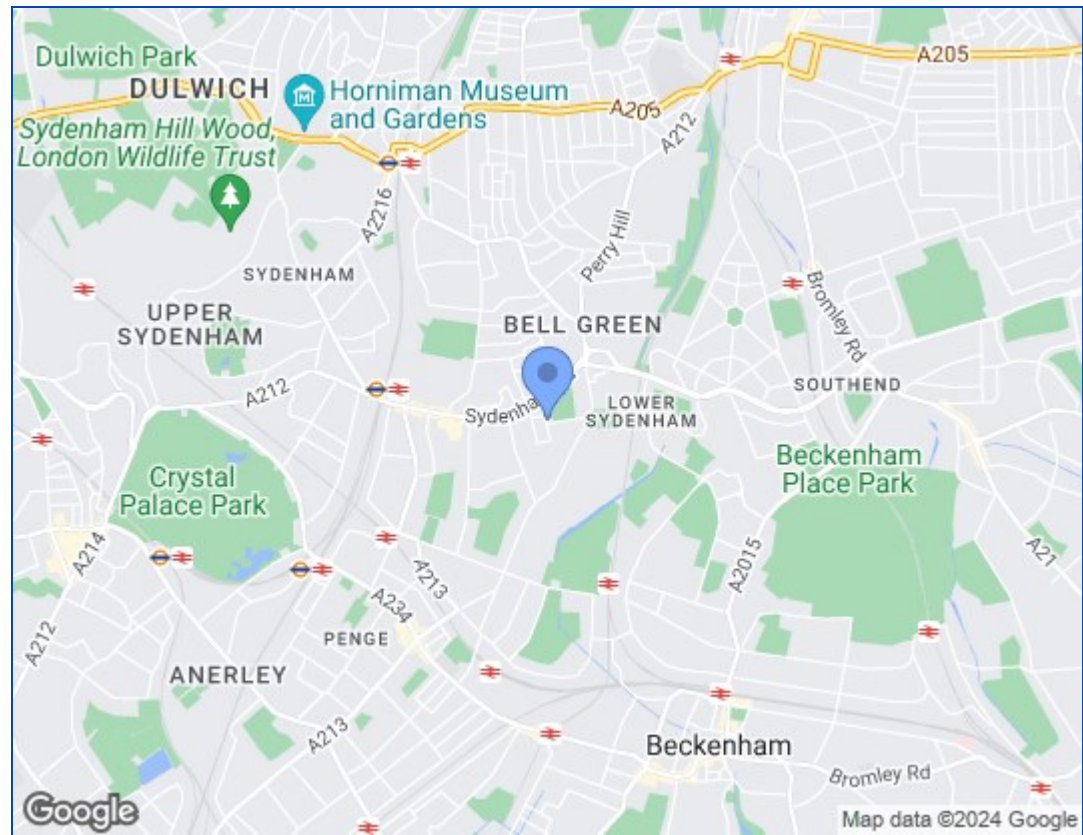




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 604 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 594 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1198 SQ FT / 111 SQM	Fairlawn Park
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 13/05/24
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(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	

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