



Lawrie Park Gardens, London

Guide Price £1,100,000



5



3



2



C

Property Summary

Guide price: £1,100,000 - £1,150,000

Propertyworld is proud to offer this stunning FIVE bedroom, THREE bath, semi-detached beauty to the sales market. Located on arguably SE26's best road, the house enjoys an enviable position, close to the centre of both Sydenham and Crystal Palace, lots of transport links, amenities and is only a five min walk from the world renowned Crystal Palace Park. Offering spacious and beautiful proportioned accommodation throughout, a high spec finish, incredible light and a versatile layout, this is a house to cause a stir. OFF STREET PARKING to front for 2 cars, a landscaped SOUTH FACING rear garden, THREE bathrooms plus a study /playroom on the ground floor just add to the many benefits this stunning family house offers.

The details include (but are not confined to): on the ground floor - the exquisite hallway really sets the tone with a beautiful engineered wood floor and neutral decor, you are led into the fabulous kitchen / diner which opens directly into the landscaped rear garden via bi fold doors - creating an exquisite connection between the interior and exterior. With an extensive range of bespoke wall and base units, granite worktop, ceramic tiled floor, integrated appliances & features island this is high spec but comfortable family space, ideal for day to day living and formal entertaining. The ground floor is completed by a gorgeous lounge to front, playroom / study / office, downstairs bathroom and utility space. On the first floor there are FOUR bedrooms (3 X DBS, 1 SGL) and two stunning bathrooms (one en suite) - all bedrooms are beautifully presented and in keeping with this magnificent house. The top floors houses the spacious master bedroom with gorgeous views plus a very modern ensuite shower room. The SOUTH FACING garden has been professionally landscaped and is a wonderful space with a large entertaining patio leading from the house which flows into a raised lawn beyond. Call Propertyworld to view

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

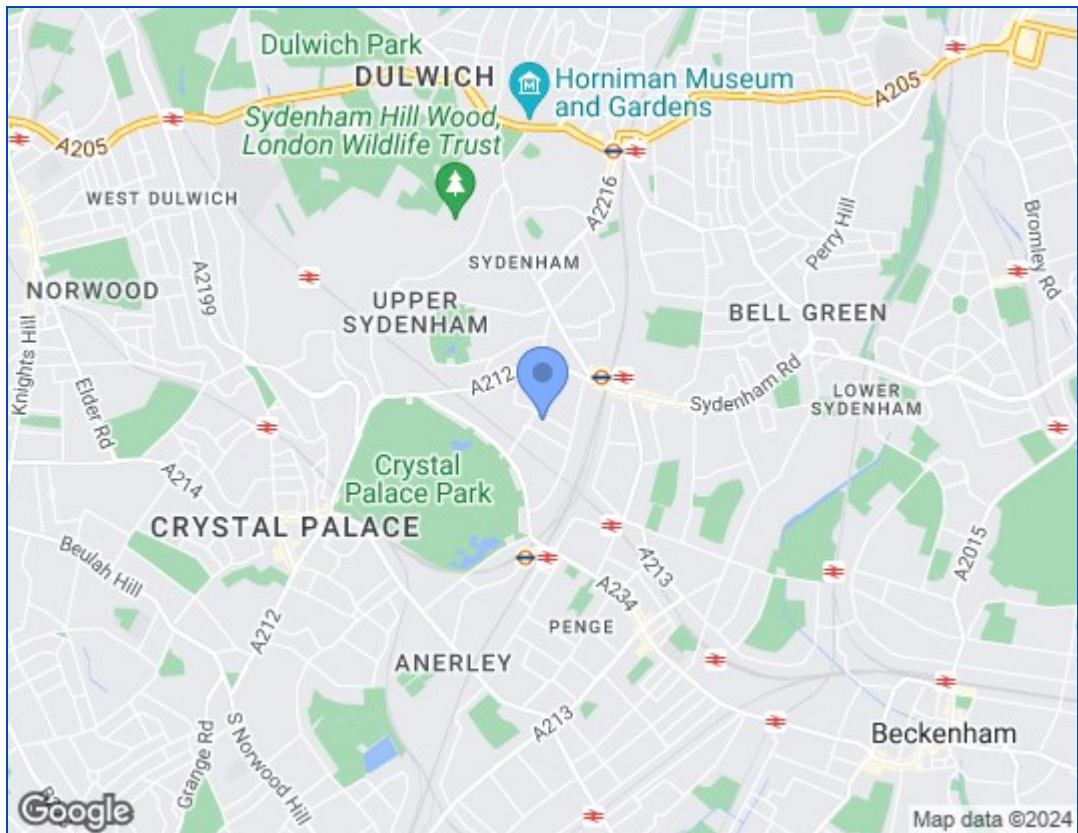
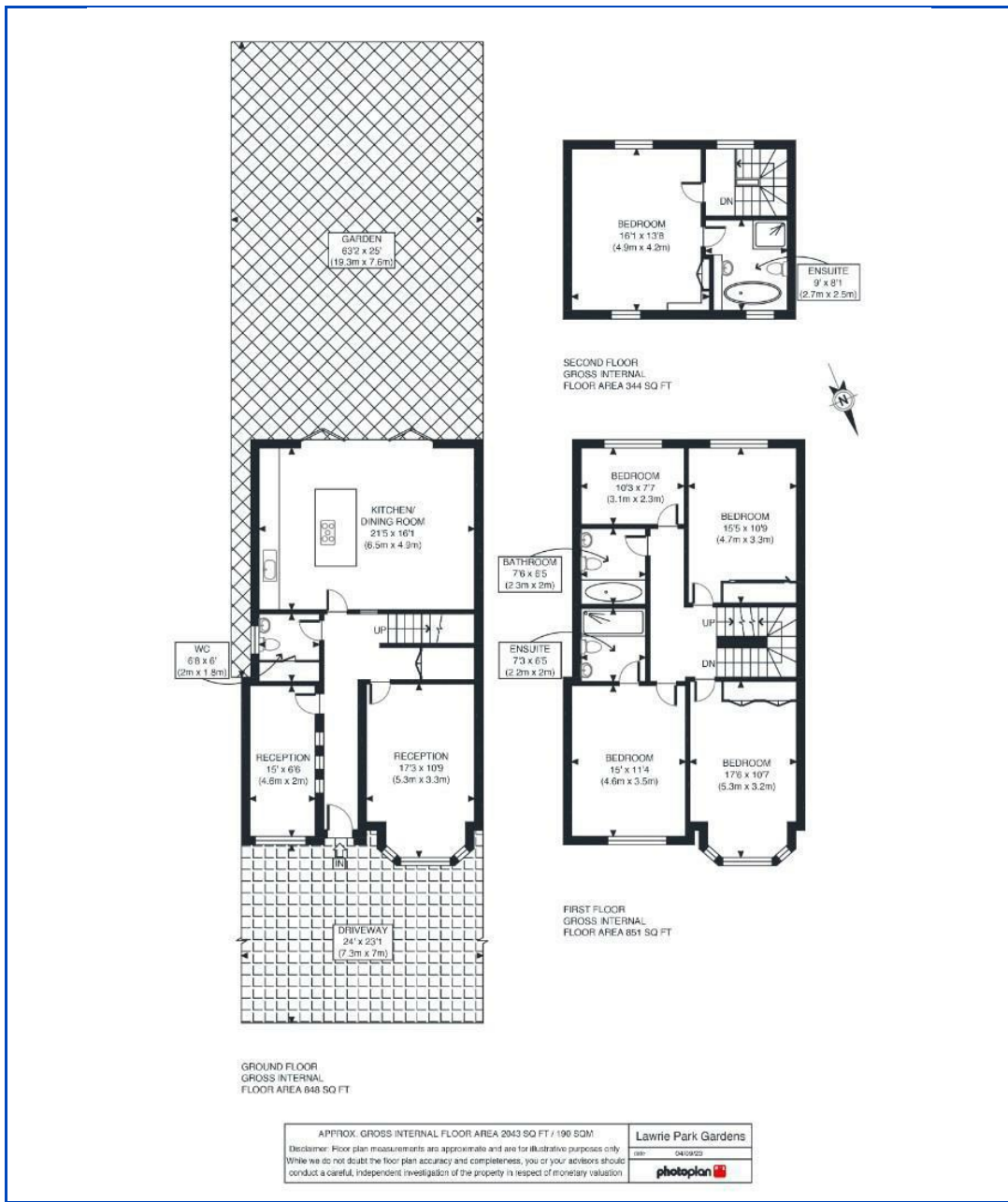
- Five bedroom house
- Semi-detached property
- Fabulous location
- Stunning interior
- Off street parking (2 cars)
- SOUTH facing & landscaped rear garden
- Three bathrooms
- Gorgeous family kitchen / diner
- Rare & stunning family house
- EPC rating is C / council tax is F

Our Vendor Loves...

We love the open plan kitchen which is great for the family & we spend a lot of time in here, the playroom space for kids & before that we use it as a study, which also worked really well . The underfloor heating in the kitchen is very energy efficient & lovely & warm in winter! There is great storage under the stairs and fitted washer, dryer, large fridge freezer. We love that there are fitted wardrobes in 3 bedrooms, 3 bathrooms, plus 4 large double rooms, 1 single room/study and over 2,000 square feet of living space.







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	

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.

