



De Frene Road, Sydenham

Price Guide £700,000



Property Summary

GUIDE PRICE £700,000 - £725,000

Propertyworld is delighted to bring to market this stunning CHAIN FREE, three bedroom mid terrace house in sought after De Frene Road, Sydenham. The house has been lovingly upgraded by the current owner, with great care, thought and imagination. The work includes remodelling the ground floor, with every room upgraded. Both front and rear gardens have also been landscaped, providing impressive kerb appeal, and an idyllic sanctuary to the rear.

The interior perfectly blends contemporary touches with the retention of many original features including fireplaces. It is bright, airy and blessed with an abundance of natural light.

The house is elevated, beyond the front garden that was redesigned and renovated in 2017, and which features Indian sandstone tiered steps with mature planting.

You enter an attractive hallway with engineered oak flooring which extends throughout the ground floor. The reception rooms and kitchen have been opened creating a stunning, sociable space that is almost 30 feet long and 17 feet wide (at its widest). Dual aspect with views of the landscaped rear garden, there is ample room for a dining area and space to relax and unwind. The rear garden is a gorgeous organic oasis, with mature perennials, wildlife pond, fruit bed and fruit trees.

Upstairs there are three bedrooms, two doubles and a smaller single/office. The bathroom is spacious with a three piece white suite, over bath shower and underfloor heating. The loft is fully boarded and insulated with ladder for ease of access. It can be converted to create a 4th bedroom if desired.

De Frene Road is perfectly positioned, close to the award winning Mayow Park, with both Sydenham and Forest Hill centres easily reached on foot. You have a vast range of gastropubs, restaurants, coffee shops and independent shops at your disposal, together with two excellent mainline train stations and several excellent schools.

This house simply has to be seen!

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

- Three bedroom house
- Completely upgraded over time
- CHAIN FREE
- Immaculate condition throughout
- Open plan reception / kitchen
- Landscaped front and rear gardens
- Quiet and secluded - rear garden backs onto Sydenham Garden
- Period fireplaces and other original detailing
- EPC Rating C
- Council Tax band D

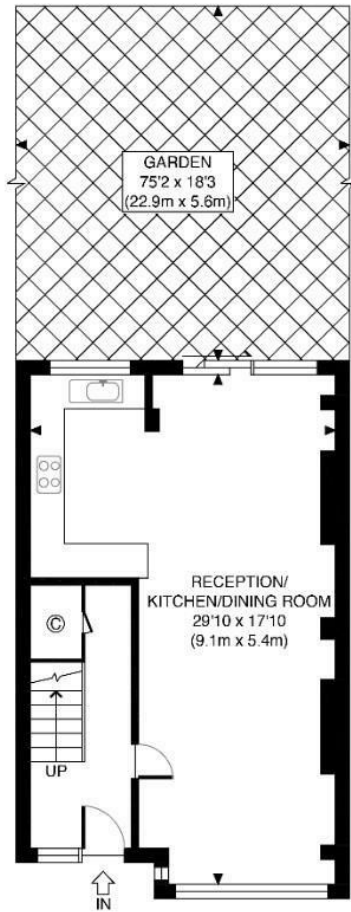
Our Vendor Loves...

"I named my search for this house "my little piece of paradise". As soon as I saw the house I fell in love with it. Despite it having an old-fashioned layout and in need of a lot of TLC, I could see it could be stunning. Opening up the ground floor of the house has transformed it, making it light and airy and suited to my lifestyle. The interior designed space and decoration is comfortable and relaxing for me when on my own and for friends and family when they are visiting. The gardens are an integral part of the house. Looking out at the terraced front garden, you can see meadow flowers and purple verbena gently wafting in the wind. Downstairs, wherever you are, you can see the soft, lush green of the secluded back garden. I have put a lot of effort, hard work and care into creating the gardens. When I am sitting in my deck chair with the birds singing and butterflies flitting past, it is all worth it.

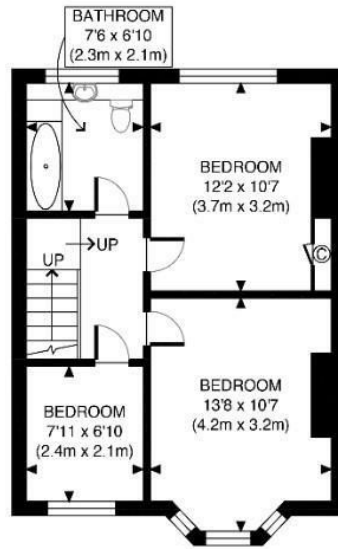
The icing on the cake is the lovely location with Mayow Park at the top of the road. And then there are all the friendly and helpful neighbours. They really do care and offer a helping hand whenever it is needed. So it really has proven to be a piece of paradise."







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 515 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 446 SQ FT

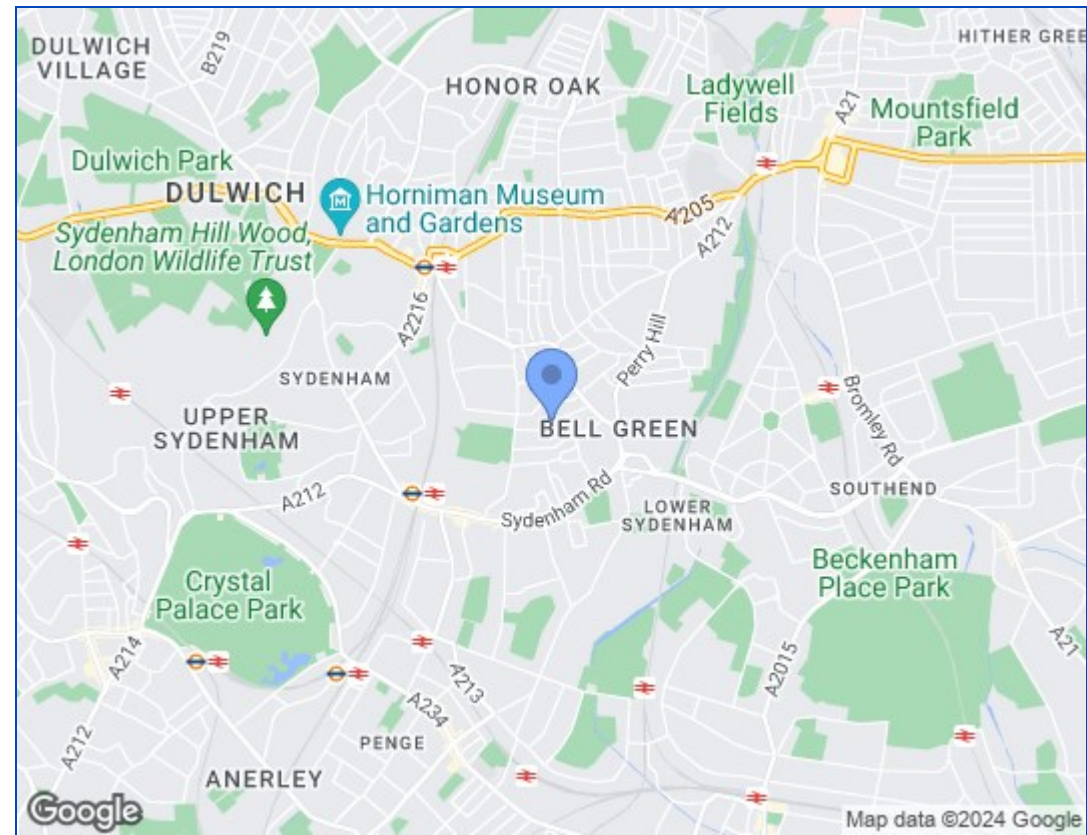


APPROX. GROSS INTERNAL FLOOR AREA 961 SQ FT / 89 SQM

De Frene Road

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 27/06/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(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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