



**Fairlawn Park, London**

Price Guide £775,000





## Property Summary

GUIDE PRICE £775,000 TO £800,000

Propertyworld is delighted to present this stunning, four bedroom, two bathroom Victorian family home in Fairlawn Park. The property has been lovingly upgraded by the current owners, blending a raft of period features with striking contemporary touches. Arranged over three floors, the property is bright and airy with an abundance of natural light.

On the ground floor there is a large double reception room that has been opened (but with interjoining patio doors which can be closed to create two private spaces). There is a lovely period fireplace and attractive bamboo wooden flooring. The hallway, featuring karndeian Heritage flooring, takes you to the downstairs utility / shower room and the kitchen diner. The shower room was upgraded recently and has a high specification walk in shower, W.C and space for washing machine and tumble dryer. The kitchen diner is large enough to accommodate a dining room table and chairs and there is a large number of fitted wall and base units with integrated appliances. The private rear garden is a stunning oasis that has been loved and cared for. Mature plants, shrubs, trees, and lawn provide the perfect backdrop for birds and wildlife and the ideal space to entertain.

On the first floor there are three double bedrooms, two of which have feature/period fireplaces. There is also a well-appointed family bathroom. On the top floor is the fourth double in the converted loft.

Fairlawn Park is a quiet residential location off Sydenham Road. You have a wealth of dining option available including several gastropubs and neighbourhood restaurants. Numerous coffee shops are close as well as a range of independent retailers. Several good schools are close whilst the transport options are exceptional. There are three mainline/Overground stations nearby (Sydenham, Lower Sydenham, Penge East) so getting into London is a breeze. Lots of green spaces and award-winning parks are also in the vicinity.

## Property Summary

- Four bedroom home
- Victorian
- Two bathrooms
- Period features
- Upgraded bathrooms
- Bamboo flooring in receptions
- karndeian flooring in hallway
- Quiet residential location
- Council tax band D (TBC)
- EPC D



## Our Vendor Loves...

"We have lived here for 34 years and bought up our family here. It's walking distance to 3 train stations with great transport links.  
 We love the parks and coffee shops, summer music at Crystal Palace, friendly pubs and restaurants. Doctor, dentist, vet and optician are also in walking distance.  
 We have lovely neighbours."



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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