



Studland Road, London

Guide Price £900,000



Property Summary

Guide Price: £900,000 - £950,000

A fabulous four DOUBLE bedroom mid terrace period property with two bathrooms, located close to Alexandria Park offered for sale by Propertyworld. This gorgeous house is spacious, with generous room sizes and beautifully proportioned accommodation throughout. Flooded in light, with a beautiful garden and laid out over three floors, the house is uniquely big and ideal for families. Studland Road is a quiet residential cul de sac, situated ideally between TWO mainline stations (Sydenham and Penge East) and close to Sydenham high street with its array of shops, restaurants and cafes. But the house is best summed up by the vendor:

"For 25 years in this grand Edwardian space, Fortune blessed my family in this cherished place. From the very first glimpse, it felt just right, A homely warmth, a pure delight. By the park's edge, where my dogs could run free, I knew from the start this home was for me. My daughter's children now play and cheer, In this joyful space, year after year

In spacious rooms where memories thrived, Milestone moments, laughter survived. Through-lounge, kitchen-diner, garden so fair, Celebrations with loved ones, we all shared there. From front and back, park views so bright, In cul-de-sac's calm, no traffic in sight. A short walk to stations and bustling streets, Urban life's perks, where convenience meets.

With just 11 homes, a close-knit lane, Neighbours known by heart, by name. A VE Day party, in Covid's shadow, Shared moments of joy, in a time so narrow. Young families grow, their bonds so tight, Welcoming grandchildren, a new life in sight. Now it's time for new hearts to claim, This treasured home, to love the same."

This genuinely impressive house is available to view now and is looking to be called home by someone new. Call Propertyworld on 0208 488 0011 to be the first through the door.

Sydenham Sales

020 8488 0011

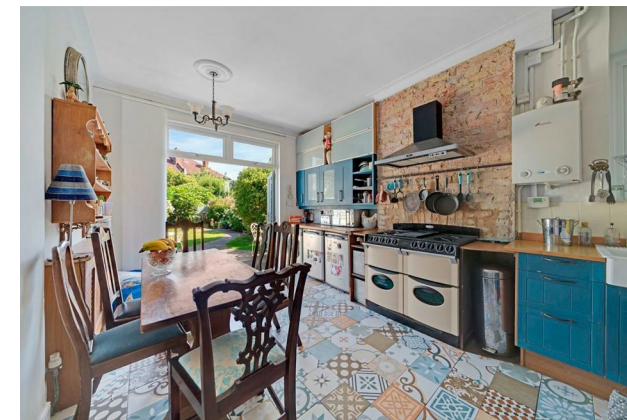
www.propertyworlduk.net

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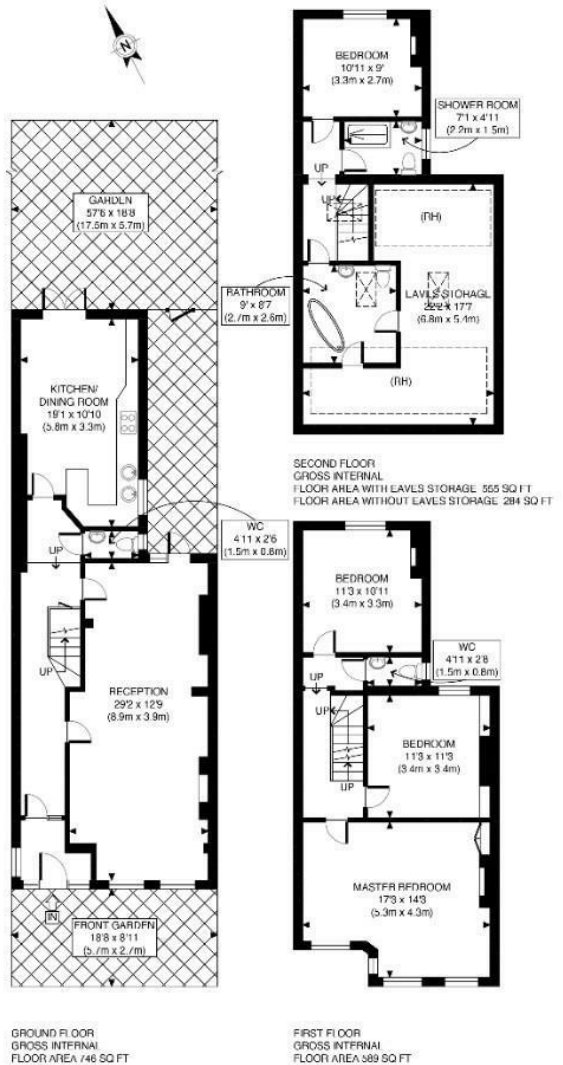
- Four DOUBLE bedroom house
- Period property, mid terrace
- Two bathrooms & 2 x WCs
- Gorgeous rear garden
- Residential cul de sac
- Family house
- Spacious accommodation
- Flooded in light
- EPC rating is D
- Council tax is E

Our Vendor Loves...

Its been a simply wonderful, happy, family home.

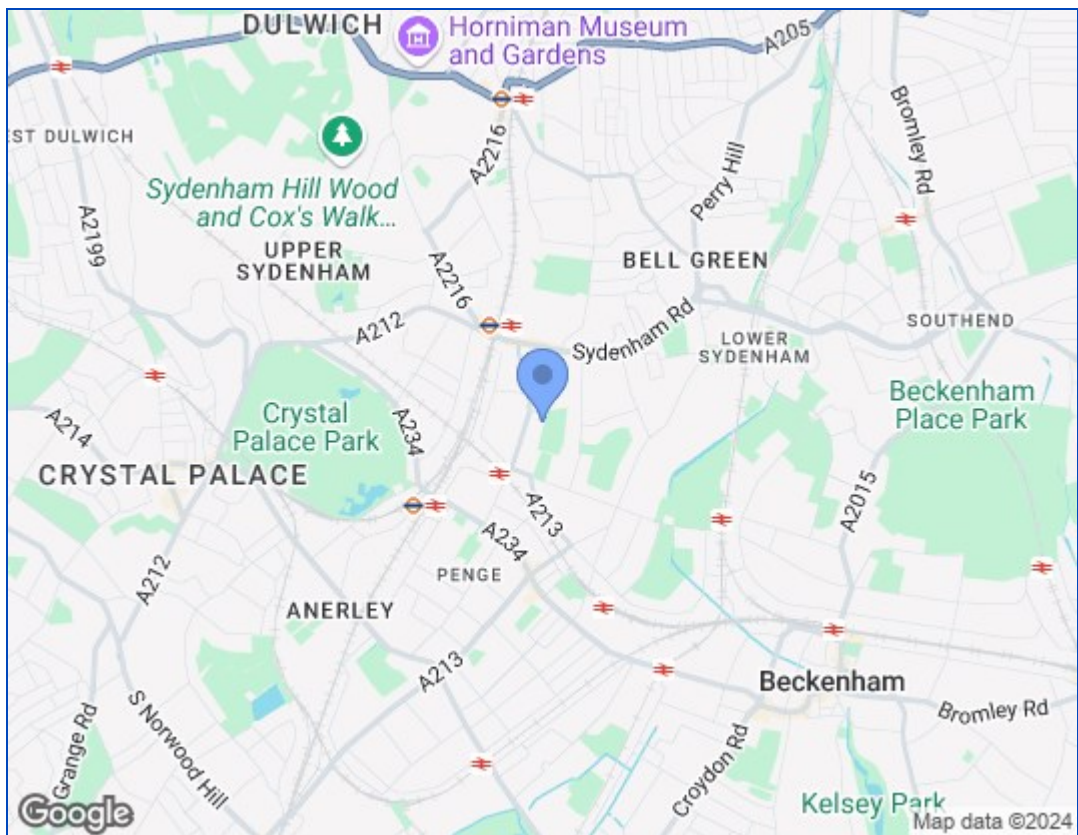






APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE 1680 SQ FT / 176 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE 1619 SQ FT / 150 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation.

Studland Road
 20-27/2024
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	85
(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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