



Gable Court, Sydenham

Offers In Excess Of £750,000



Property Summary

Propertyworld is proud to present this stunning three bedroom semi-detached house, located in the highly sought after Lawrie Park Avenue. With a beautiful WEST FACING garden, STUDY / OFFICE, OFF STREET PARKING for two cars and a stunning interior, this is a rare opportunity.

The house is presented with an impressive architectural focus and keen attention to detail. The blend of striking original features, deft modern touches and high quality materials bring the home alive and the results are truly impressive. Bursting with natural light, the accommodation is generous and ideally suited to a modern family.

The details include: on the ground floor there is a stunning lounge / diner to rear which is flooded with natural light, and includes bi fold doors leading to the fabulous rear garden. The parquet floor is beautiful and blends well with the modern bespoke shelving and decorative finish. As a family diner, there is ample room for a large dining room table and chairs. The gorgeous kitchen is modern and fully fitted with an extensive range of handle less high gloss units, oak worktop, integrated appliances, an inset sink, tiled splashback and double aspect which ensures the room is flooded in light. The ground floor is completed by a well appointed study / office, UTILITY SPACE and ground floor bathroom.

On the first floor the style continues with three bedrooms - all beautifully presented and flooded with light, plus a beautiful and recently renovated family bathroom which includes a white three piece suite, shower over bath, tiled walls and floor. To rear, there is landscaped west facing garden with an electric sun awning, multiple beds and large decked patio. To front, there is OFF STREET PARKING for two cars.

This is a special house in our opinion and rare. Call Propertyworld on 0208 488 0011 to be the first to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

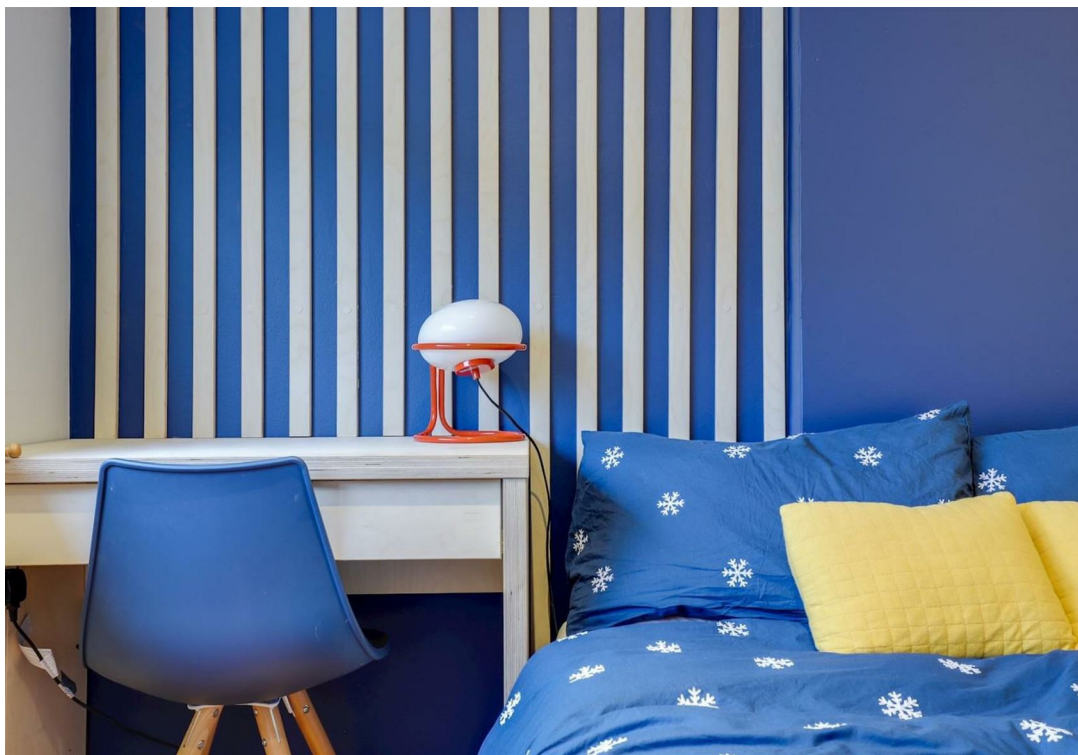
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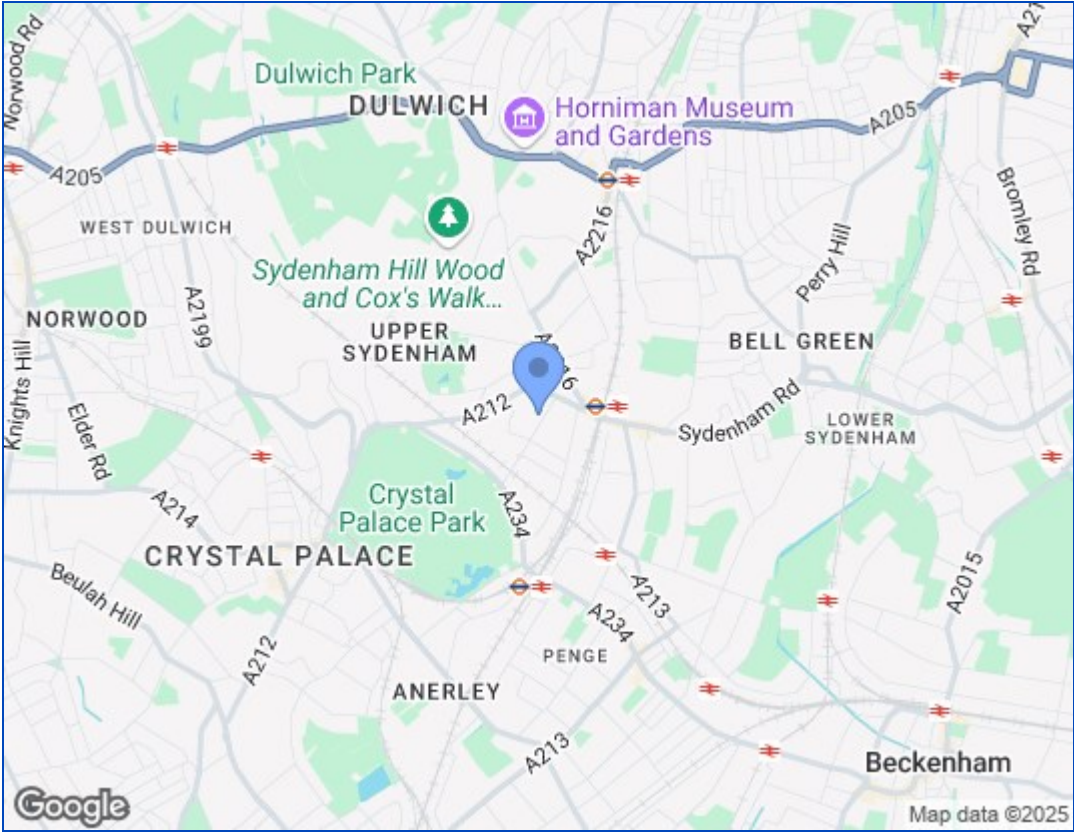
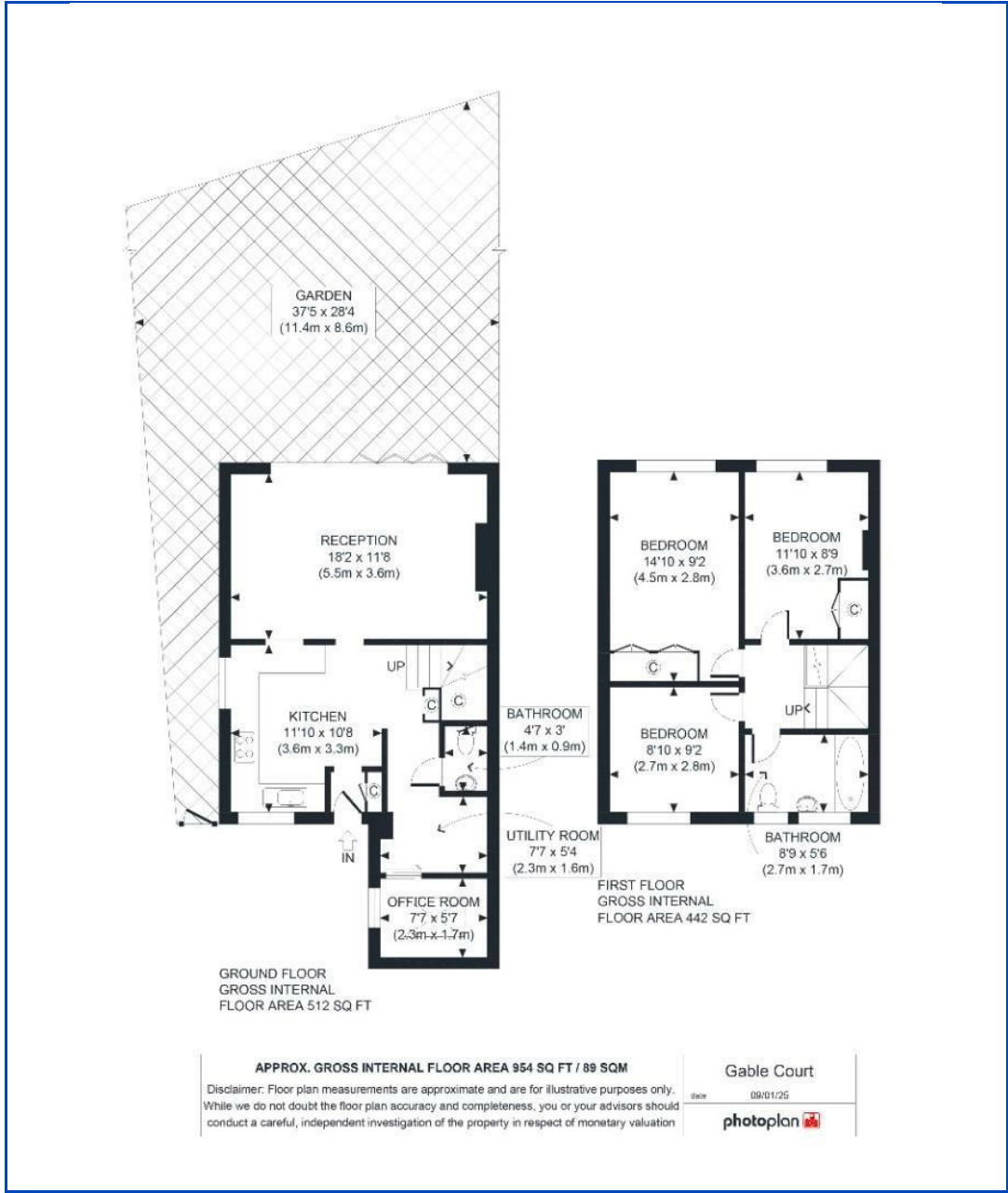
- Three bedroom house
- Semi - detached property
- Gorgeous interior
- WEST FACING garden
- Office / study
- Fabulous location
- OFF STREET PARKING
- Family house
- Must be viewed
- EPC rating is D, council tax is D

Our Vendor Loves...

We love having Crystal Palace Park, Wells Park and Mayow Park all on our doorstep. There are so many exciting events happening in Crystal Palace Park all the time including the weekly farmers market on a Sunday. Sydenham high Street is only 5minutes away with brilliant options for food and drink including The Greyhound and The Dolphin a little further down and our favourite pizza spot Mamma Dough. You never have to go too far for a great coffee either, with Good Food, Café Leo and 4 Boroughs nearby. We are also only a short walk away from the many great cafes and independent shops in Kirkdale. We love the combination of green spaces along with all of the amenities of a busy high street and great transport links.







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	

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