



Fairlawn Park, Sydenham

Asking Price £750,000



Property Summary

Propertyworld is proud to act as sole agents on this fabulous CHAIN FREE three bedroom period property with a large WEST FACING GARDEN & lots of period features. This super house is located on one of Sydenham's most popular and best roads. Fairlawn Park is situated just off Sydenham Road and is a quiet residential cul de sac of similar properties - close to all local amenities, transport links and shops.

The house is spacious, with generous room sizes, beautifully proportioned accommodation and lots of natural light. A real looker both inside and out, the house combines style and substance, period and modern whilst maintaining a warm homely feel. The current owners have spent considerable time, thought and money making it fabulous.

The details include: on the ground floor there is a gorgeous double reception room with bay window to front and beautiful stripped floors, neutral decor and patio door leading to the super rear garden, the kitchen is modern and fitted with an extensive range of wall and base units, GRANITE worktop, stunning rangecooker, tiled floor and tiled splashback, there is also a large UTILITY room attached. On the first floor there are THREE DOUBLE bedrooms - all beautifully presented, spacious and flooded in light - plus a family bathroom. There is a large loft above which can be converted (subject to obtaining the correct permissions / certification).

The west facing garden is a joy. It measures approx 80ft and is completed by a large lawn to centre and stone patio to rear, ideal for al fresco dining and early morning coffee. Viewing is highly recommended. Please call Propertyworld on 0208 488 0011 to view.

Property Summary

- Three bedroom house
- Period property
- WEST facing rear garden
- Fabulous location
- Excellent condition
- Period features
- Family house
- Council tax is D
- EPC rating is C
- Must be viewed

Our Vendor Loves...

We have loved living here - it's so close to the high street with some lovely bakeries, shops and cafes, and we've been spoilt with so many great parks nearby, especially having our little one.

We also love how easy it is to get into central London. There's a real community vibe on Fairlawn Park which we will certainly miss - along with the lovely neighbours.

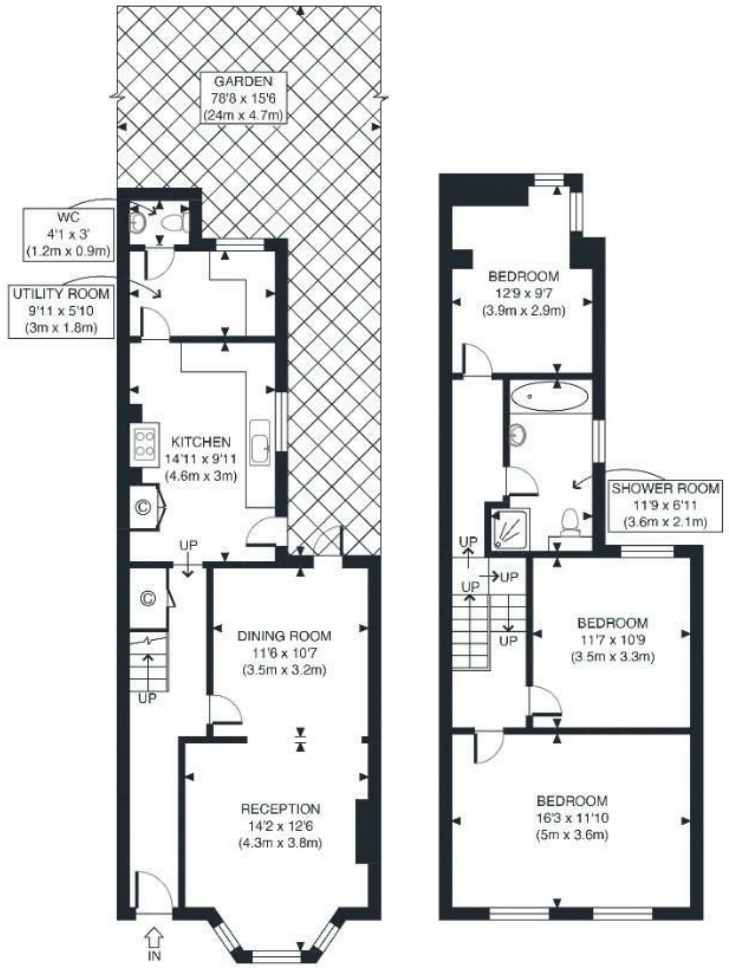


Sydenham Sales

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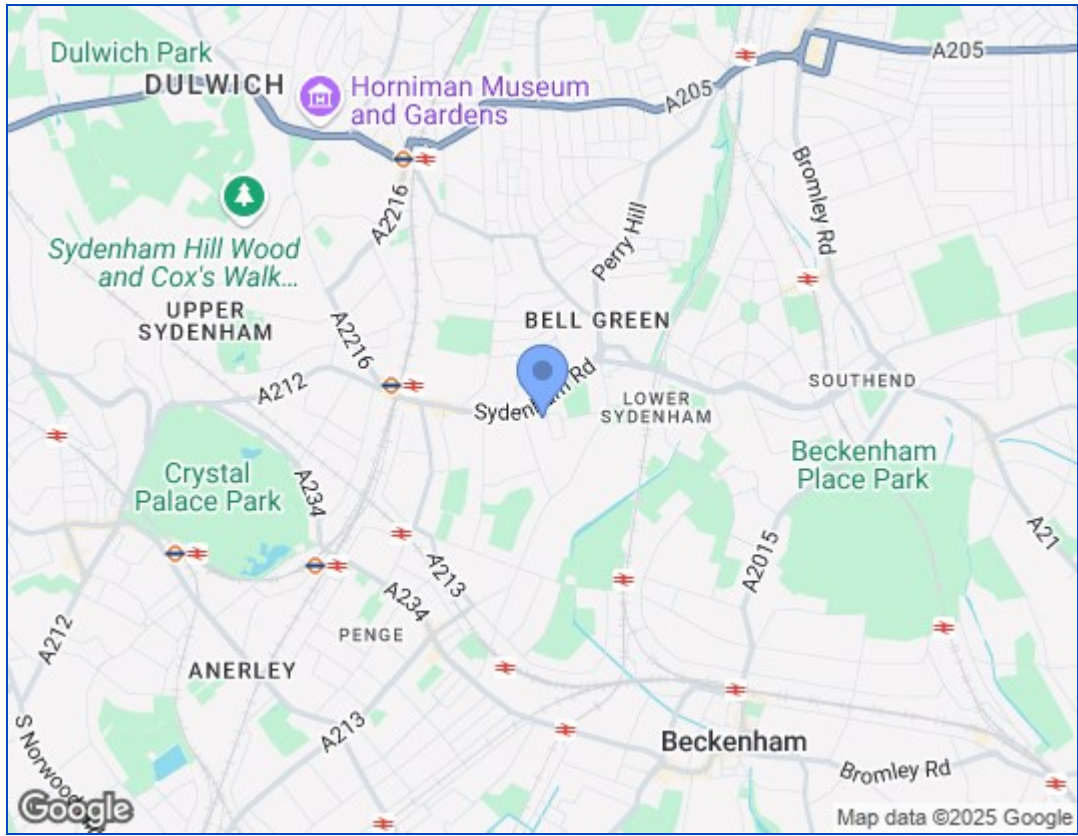




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 623 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 622 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1245 SQ FT / 116 SQM	Fairlawn Park
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: 25/08/23
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		66	
(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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