



**Homecroft Road, Sydenham**

Guide Price £825,000



## Property Summary

Propertyworld is delighted to present this rare, four bedroom Edwardian house with two reception rooms and a WEST facing garden. Located on Homecroft Road - one of Sydenham's best roads - the house enjoys an enviable position - walkable to both Sydenham and Penge East stations and with all the local cafes, pubs and restaurants close by too. An attractive road of well maintained properties and strong community spirit, Homecroft Road is always popular.

This charming house, is spacious, with generous rooms and beautifully proportioned accommodation throughout. Packed with original features and period charm, this delightful property is the perfect family home. High ceilings, stripped wooden flooring and sash windows are just some of the many highlights this house has to offer.

There are two generous reception rooms, downstairs W.C and kitchen /diner on the ground floor. The front reception is flooded in light and a generous size with an attractive feature fireplace. The second reception with a working fire is located at the rear of the property & opens directly into the gorgeous WEST facing garden via stunning timber patio doors. Packed with period detail - cornicing, picture rail and a fireplace are just some of the details. The kitchen / diner is charming with a bespoke kitchen and door to garden. There is also a downstairs w/c on the ground floor. On the first floor there are four bedrooms (3 dbs, 1 sgl) - all flooded in light with high ceilings and period charm - plus a family bathroom. The house further benefits from a large and convertible loft (with the correct certification and permissions) and gorgeous WEST FACING rear garden.

Call Propertyworld on 0208 488 0011 to be the first to view.

Sydenham Sales  
020 8488 0011  
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## Property Summary

- Four bedroom house
- Period property
- WEST facing garden
- Period features throughout
- Two reception rooms
- Fabulous location
- Family house
- Flooded in light
- Rare opportunity
- EPC rating is E, council tax is E

## Our Vendor Loves...

"I fell in love with this house as soon as I walked in the door. It was a good instinct because I have lived here happily for nearly 18 years. The original windows and fireplaces are features I particularly like. It's been a great family home with the rooms being put to many different uses over the years. I shall be sad to leave. The west facing garden is very peaceful and surrounded by trees. Homecroft Road is a friendly welcoming road with a diverse mix of people. Long time residents like me and many younger couples and families moving in. It's the perfect location, close to two train stations, buses and shops. I shall miss that very much as I hardly have to use my car. I hope whoever buys the house enjoys living here as much as me and my family have."



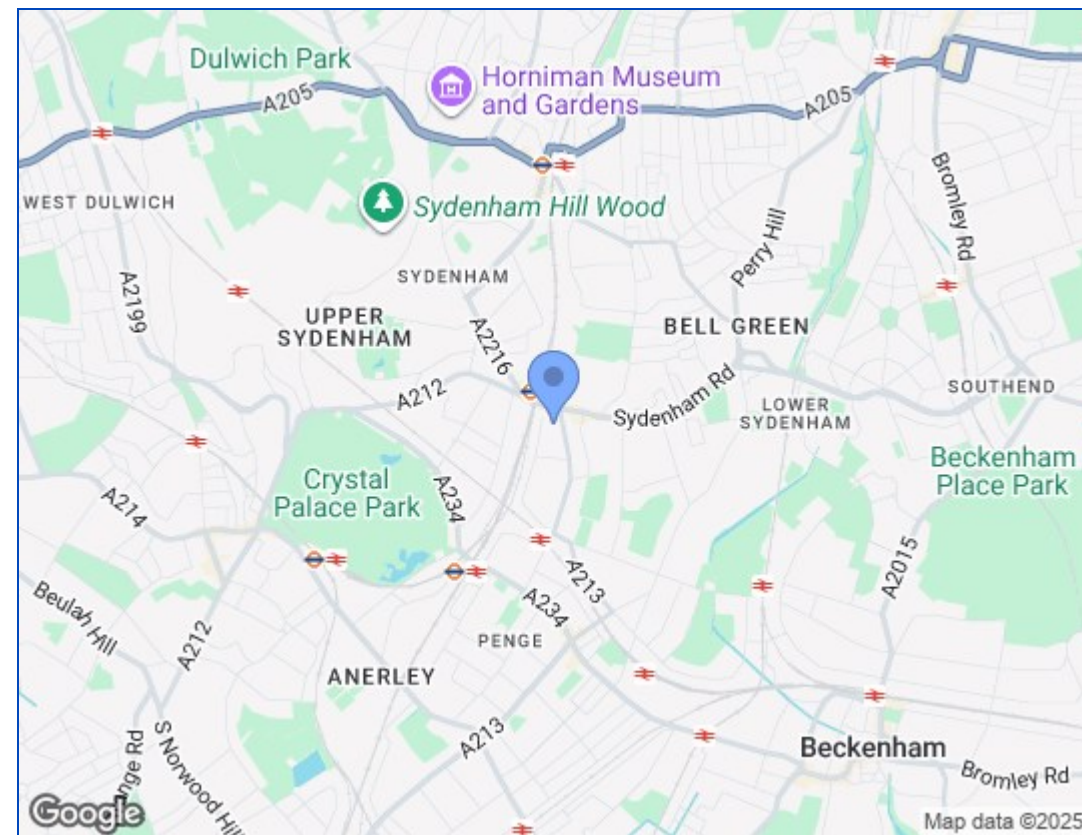




**APPROX. GROSS INTERNAL FLOOR AREA 1277 SQ FT / 119 SQM**

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 advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Homecroft Road  
16/04/25  
photoplan



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

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