



Longton Grove, Sydenham

Asking Price £650,000



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Property Summary

Propertyworld are proud to act as sole agents on this fabulous mid century three / four bedroom terraced house. With OFF STREET PARKING, a gorgeous rear garden. incredible location in Upper Sydenham, a garage conversion and flooded in light, this house is a real gem. Ideal for couples and families, the house is close to all local amenities, shops and amenities as well as being a 5 minute walk to Grade 2* Crystal Palace Park in one direction and similarly to the 'Green Flag' Sydenham Wells Park in the other. The details include: on the ground floor there is a generous and welcoming hallway with built in storage and downstairs W.C. The lounge is a fabulous size and flooded in light. With direct views into the super pretty rear garden, the room is spacious but retains a warm cosy feel. The kitchen is fitted with a huge range of storage, built in appliances and worktop space. The generous ground floor is completed by a superb garage conversion which is currently used as a dining room but could be a fourth bedroom, office or even a gym! On the first floor, there are THREE BEDROOMS - 2 dbs, 1 large single - with wardrobe space, lots of light and excellent decor. The modern bathroom is fully tiled with a walk in shower, 2 piece suite and heated towel rail. The current owner has tended the rear garden with lots of love and attention and created an attractive and welcoming space with a grass lawn to centre and many mature plants and plants to border. A first class house, that deserves your attention. Call Propertyworld on 0208 48 0011 to be the first to see.

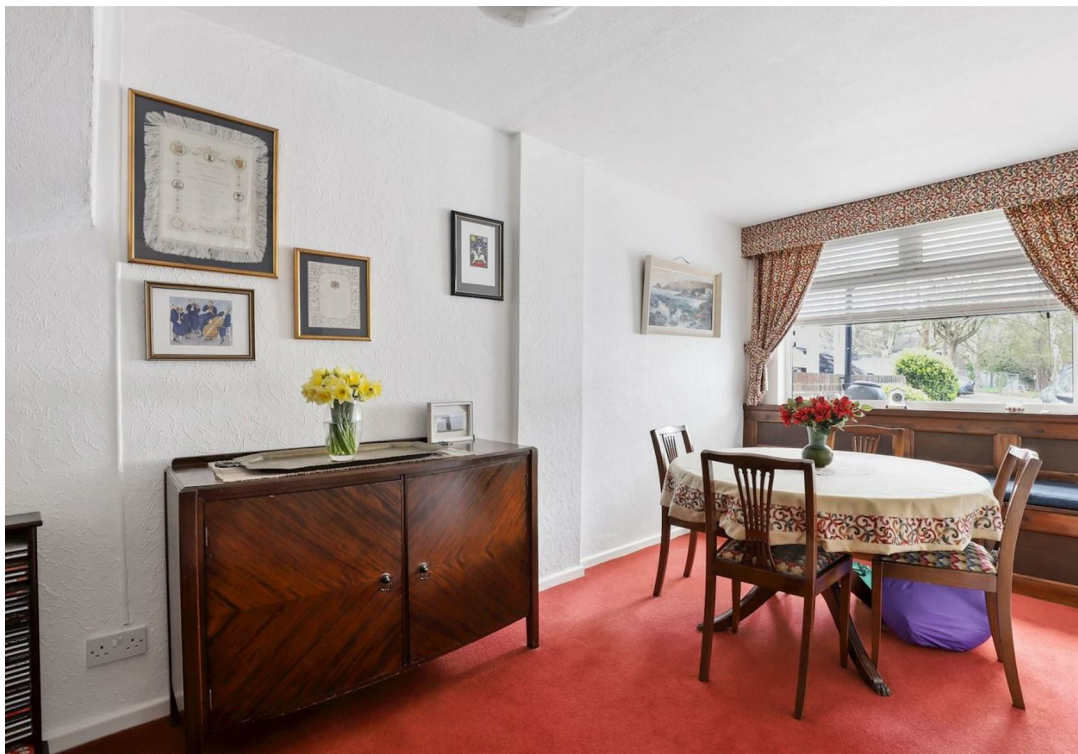
Property Summary

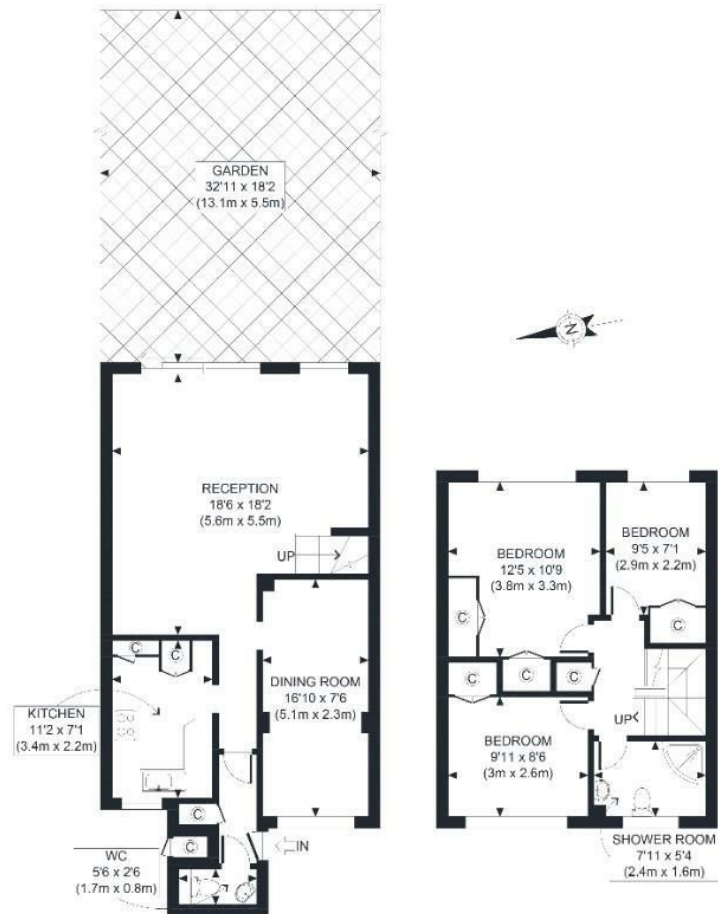
- Three bedroom house
- Mid century masterpiece
- Fabulous location
- OFF STREET PARKING
- Beautiful rear garden
- Dining room / fourth bedroom
- Downstairs W.C
- Spacious and flooded in light
- Must be viewed
- EPC rating is C, council tax is D

Our Vendor Loves...

"I have lived in Sydenham for nearly 60 years – our first house overlooked the beautiful Sydenham Wells Park. But children grow up and move away, and there was no longer a need for the larger house. Looking around we spotted a smaller house for sale in the next road, and made an offer to buy the house directly with its owner. As the owners were also planning to move to a larger house nearby, we negotiated a deal and bought 97 Longton Grove. That was in 1994, and I have lived here ever since. Circumstances have changed, and much as I have enjoyed living in this house for the past thirty years, I acknowledge that I need to plan for my older age. Whatever happens, I plan to remain in my 'home town', Sydenham."







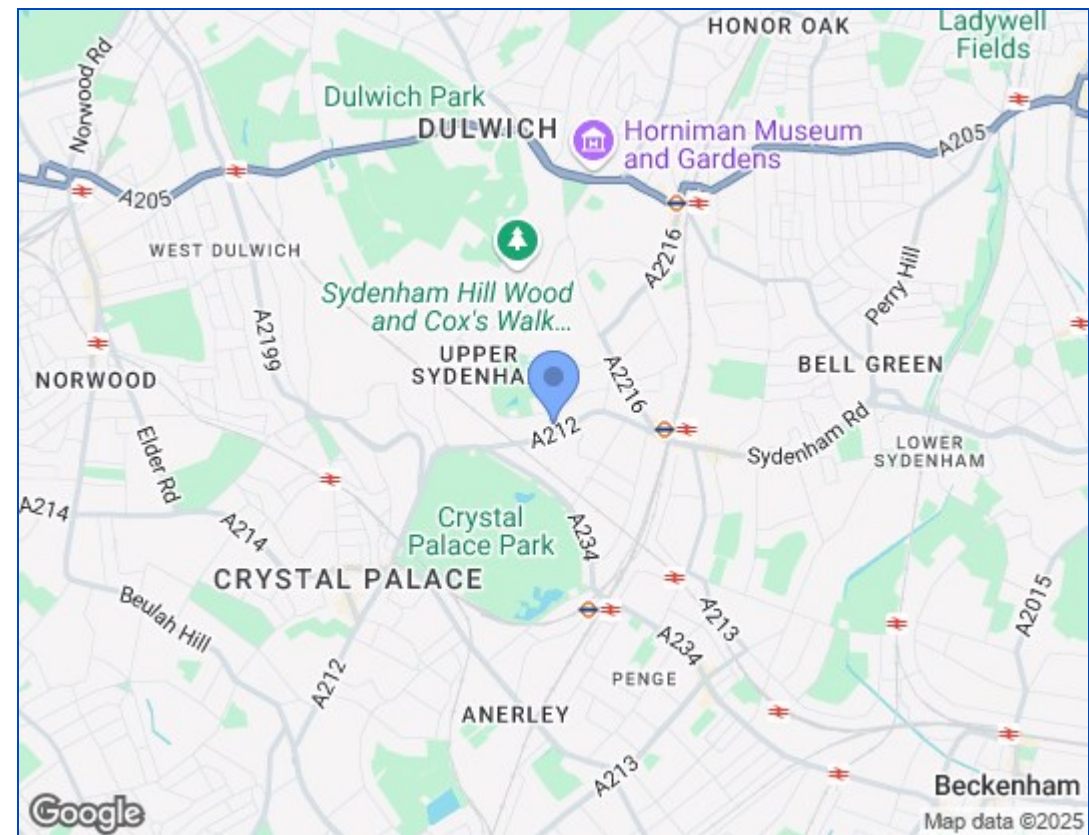
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 590 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 433 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1023 SQ FT / 95 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

Longton Grove
date: 29/03/25
photoplan



| 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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

