



**Wiverton Road, London**

Guide Price £800,000



## Property Summary

GUIDE PRICE £800,0000 - £850,000

Propertyworld is pleased to offer this FIVE bedroom Edwardian CHAIN FREE house to the sales market. Located on arguably Sydenham's best road, the house is ideally placed for lots of local amenities, coffee shops, restaurants and gastropubs as well as close proximity to TWO mainline stations (Penge East & Sydenham) serving the West End and the City. The house is a period gem and stacked with charm. With generous room sizes, high ceilings and beautifully proportioned accommodation over 3 floors, the house feels spacious and airy. A family house, the property benefits from lots of natural light and a nicely sized rear garden. We believe the house has scope for some modernisation and therefore an uplift in value.

The details include: on the ground floor: there is a double lounge with bay window to front and period fireplace, high ceilings and neutral decor. To rear is a spacious kitchen with lots of wall and base units, space for a dining room table and chairs plus patio door leading to the garden. On the first floor there are THREE DOUBLE BEDROOMS - the master includes an ensuite - and family bathroom. On the top floor you will find two loft bedrooms - really cute and decorated in neutral tones.

The house is offered CHAIN FREE with FREEHOLD tenure. Call propertyworld on 0208 488 0011 to be the first to view.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- FIVE bedroom house
- Semi detached
- Period property
- CHAIN FREE
- En-suite to master bedroom
- Fabulous road
- Feature fireplace
- Family home
- Council Tax band E, EPC is C
- Freehold tenure

## Our Vendor Loves...

We love this house

Raised our 5 children here over twenty years, we were always happy

Lovely garden & spacious rooms, versatile to your needs

The road is family orientated, friendly & welcoming

Great shops nearby, great rail links to London & walking distance to many local parks

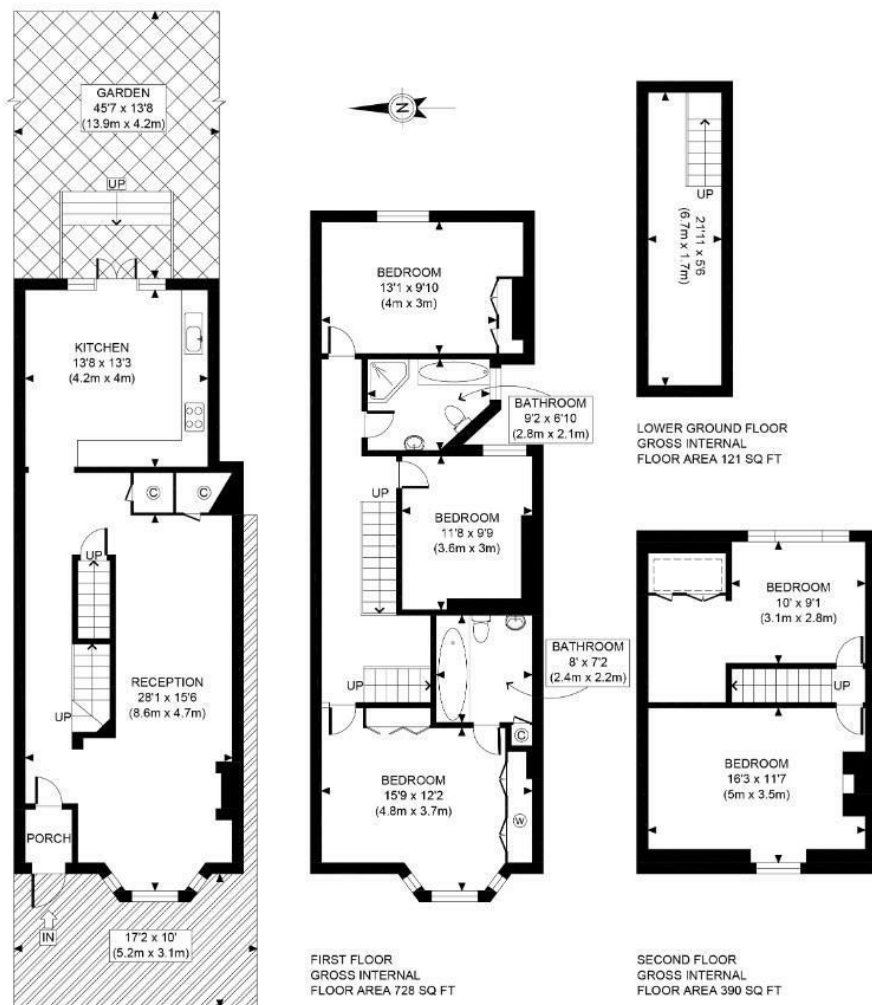
We love the pubs & restaurants to & our kids had wonderful education at the local schools.





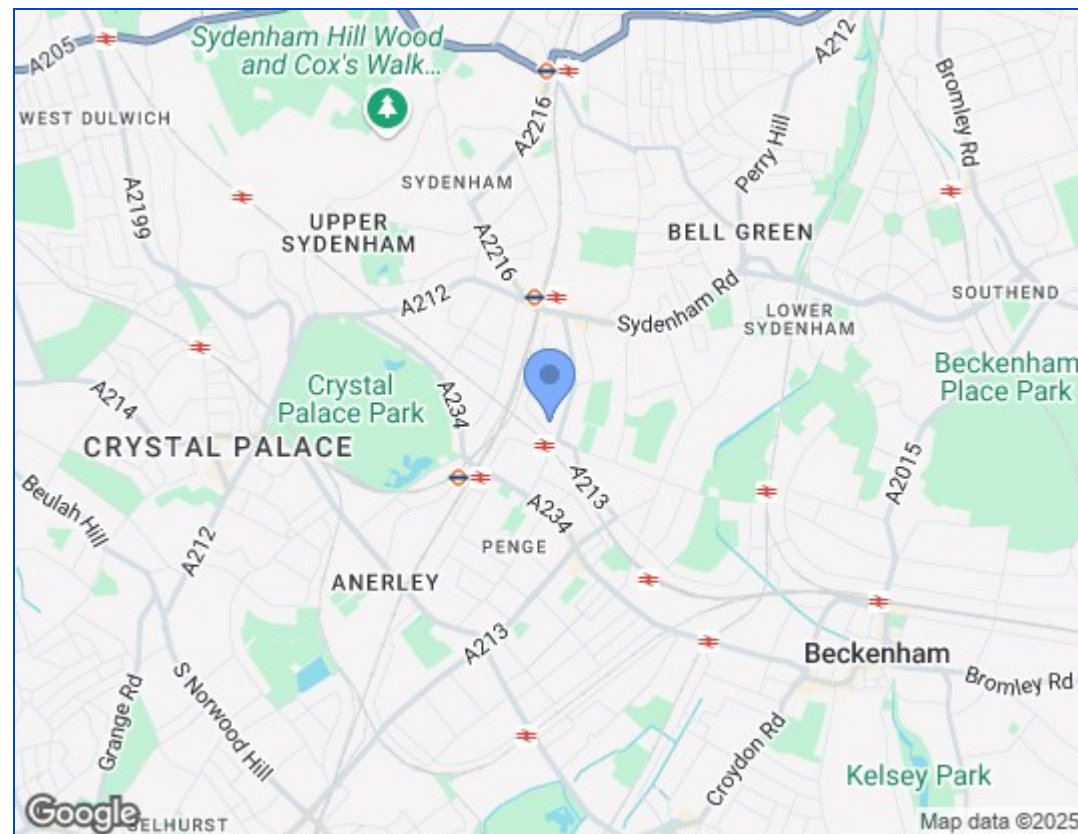






GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 651 SQ FT

<b>APPROX. GROSS INTERNAL FLOOR AREA 1890 SQ FT / 176 SQM</b>	Wiverton ed
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 02/06/25
	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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