



**Tannsfeld Road, London**

Asking Price £775,000



3



1



2



D





## Property Summary

A beautiful CHAIN FREE, 1930s end of terrace terrace house on one of Sydenhams's best roads offered to the market by Propertyworld. With a WEST FACING rear garden, OFF STREET PARKING and ground floor extension is the house is very rare. Available for the first time in over 50 years, this beautiful home is looking for a new family and a little love. TANNSELD ROAD is a very popular, residential road of similar properties - ideally positioned for Sydenham high street, mainline station (London Bridge & Overground), lots of shops and cafes plus PENGE EAST station. (Victoria).

The house has been a much loved family home for over 50 years and was well tended during this period but now requires new owners who wish to give it new lease of life and create their own, happy, safe nest. The basic details are: on the ground floor there are two glorious reception rooms with stunning period features and lots of light, a spacious galley kitchen. which opens directly into the charming ground floor extension / conservatory plus the mature and well tended WEST FACIING garden. On the first floor there are three bedrooms - 2 x dbs, 1 sgl - and a family bathroom. Above is a large loft, ideal for a conversion - subject to obtaining the correct permissions and certification. EPC rating is D, council tax is D.

This is a rare opportunity and we invite you to make an appointment to view by calling Propertyworld on 0208 488 0011

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

## Property Summary

- Three bedroom house
- 1930s end of terrace
- CHAIN FREE
- WEST FACING garden
- OFF STREET PARKING
- Ground floor extension
- Fabulous location
- Family house
- Rare opportunity
- EPC rating is D, council tax is D

## Our Vendor Loves...

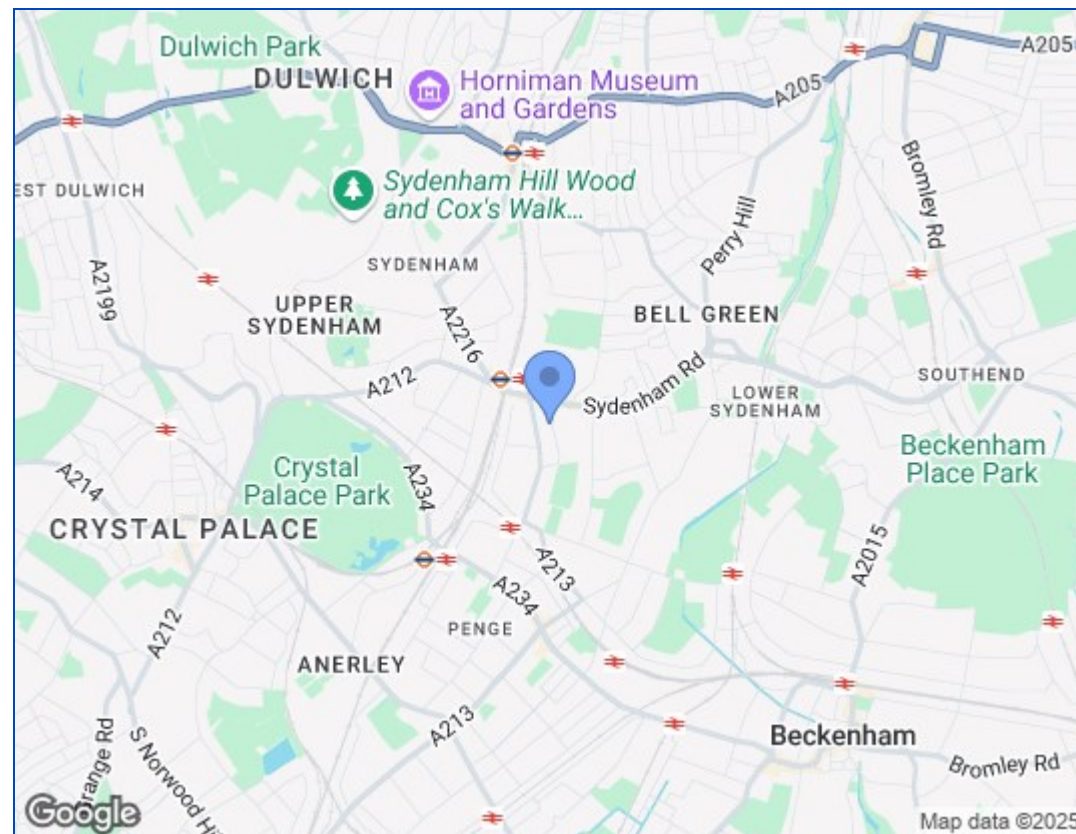
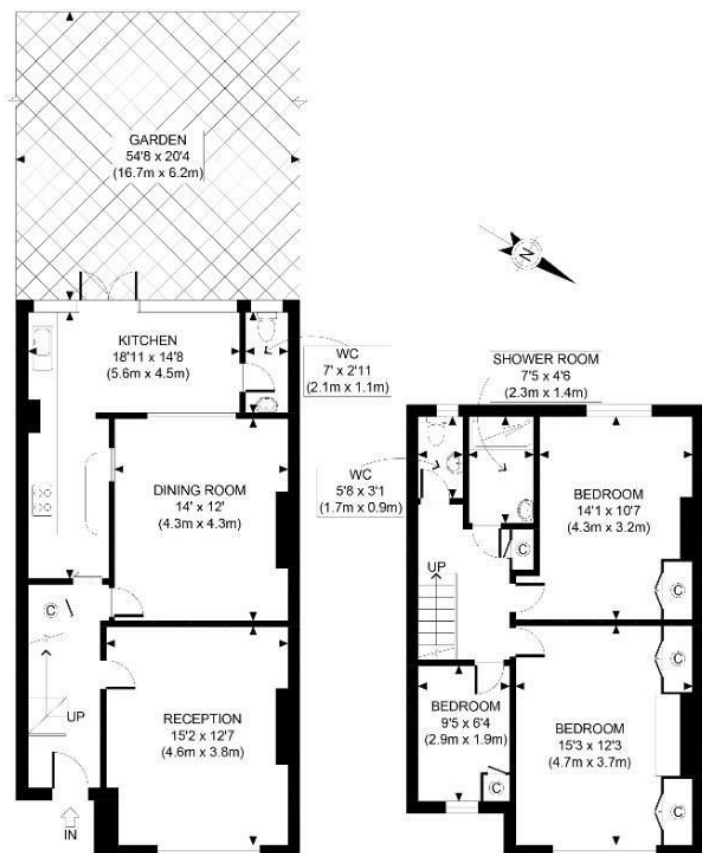
We have loved living in 26 Tannsfeld Road. We moved here many years ago looking for more space, easy access to the high street, and good transport links, and found all of these in abundance. It's been a lovely house in which to have children, see them thrive, and then babysit their children in due course. The garden has seen many football, swing ball, and table tennis tournaments. The lovely dining room, always delightfully cool in the summer, has hosted many Sunday lunches for the whole extended family. We're sorry to leave it, but hope to pass it on to someone who will love it as much as we do.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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