



**Byne Road, London**

Guide Price £1,000,000





## Property Summary

Guide Price: £1,000,000 - £1,050,000

A stunning FOUR BED period property with 2 bathrooms, beautiful rear garden and a gorgeous interior offered for sale by Propertyworld. A sumptuous blend of period charm/detail, overlaid with bold and ambitious styling, the owners have created a wonderful home that mixes a beautiful aesthetic with warmth & balance. Located on arguably Sydenham's best road, this charming house benefits from a quiet yet conveniently located setting - ideally positioned for two mainline stations (Sydenham and Penge East), as well as a range of local amenities, restaurants, and cafes. The house is spacious with beautifully proportioned accommodation laid out over three floors.

A warm and stylish entrance hallway welcomes you, setting the perfect tone for this exceptional home. Rich wooden flooring, bold colours, and exquisite period details blend seamlessly with thoughtful personal touches, creating an inviting and character-filled first impression. The double reception is a stunning space and benefits from an attractive bay window, a beautiful feature fireplace, bespoke recess shelving, stunning period cornicing and ceiling roses, high ceilings, and so much more. It's a room that you need to feel as well as see. The kitchen/diner is spacious, flooded with light and located to the rear. It opens directly into the fabulous rear garden. With a range of white high-gloss units, oak worktop and lots of open shelving, plus a separate dining space, laminate floor, and neutral décor - it's a welcoming and calm space, ideal for family dining and entertaining. On the first floor, there are three beautiful DOUBLE bedrooms - all tastefully decorated with a stunning finish and style - plus a family bathroom. On the top floor is a gorgeous loft conversion with master bedroom and large ensuite. The garden is easterly facing and has been lovingly cared for by the current owner, including a mature lawn to centre, cosy seating area to rear, and lots of mature plants.

Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Four bedroom house
- Period property
- Stunning interior
- Two bathrooms
- Three floors of accommodation
- Fabulous road
- Packed with period detail
- Beautiful rear garden
- Must be viewed
- EPC rating is D, council tax is E

## Our Vendor Loves...

Our Vendor Loves..

"We loved that the house retains many original features. Whilst the top floor conversion with en suite creates a peaceful retreat. The garden patio is a perfect spot for morning coffee or brunch in the sunshine. The street is quiet and friendly, with a real community feel, and is ideally placed between two different train lines".











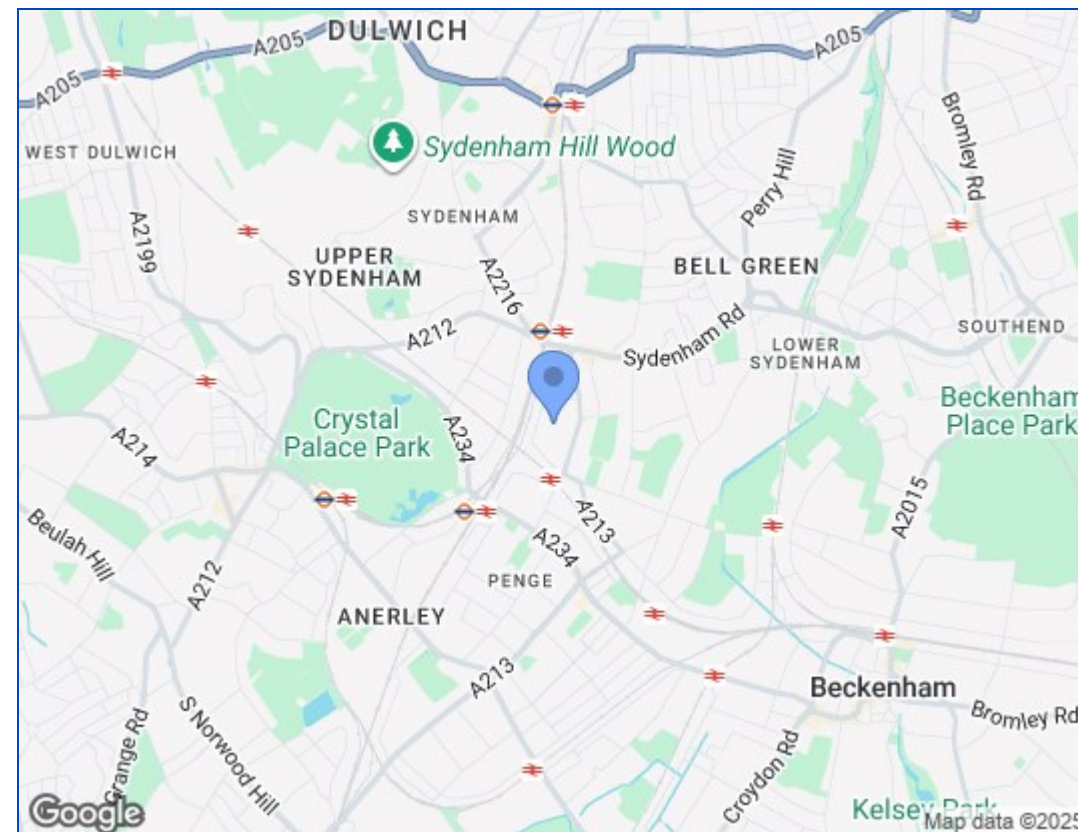
APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1739 SQ FT / 162 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1656 SQ FT / 154 SQM

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

Byne Road

date: 03/09/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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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