



Knighton Park Road, Sydenham

Guide Price £700,000



Property Summary

GUIDE PRICE £700,000 - £725,000

Propertyworld is proud offer this fabulous three bedroom Edwardian gem to the market. Located on one of Sydenham's most popular roads, this impressive mid terrace house enjoys a quiet yet convenient location, ideal for all local amenities, shops, transport links and parks. With lots of good schools close by, and scope to extend the property by converting the loft (subject to the correct certification / permission) this is a fabulous family house in our opinion. The accommodation is spacious and beautifully proportioned, with lots of natural light and generous rooms. The basic details are: on the ground floor there is a beautiful double reception with stripped wood floorboards, bay window to front, two fireplaces and neutral decor, to rear is a superb family kitchen / diner with bi fold doors opening into the rear garden, an extensive range of shaker style wall and base units, tiled floor, ceramic butler sink, plus all appliances, space for a family dining room table and chairs. On the first floor there are three DOUBLE bedrooms - all flooded in light with high ceilings - plus a family bathroom with a white three piece suite and shower over bath. The garden to rear is hard landscaped with raised beds to side for planting. The house is a fabulous example of Edwardian architecture and a lovely home. Call Propertyworld to view.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

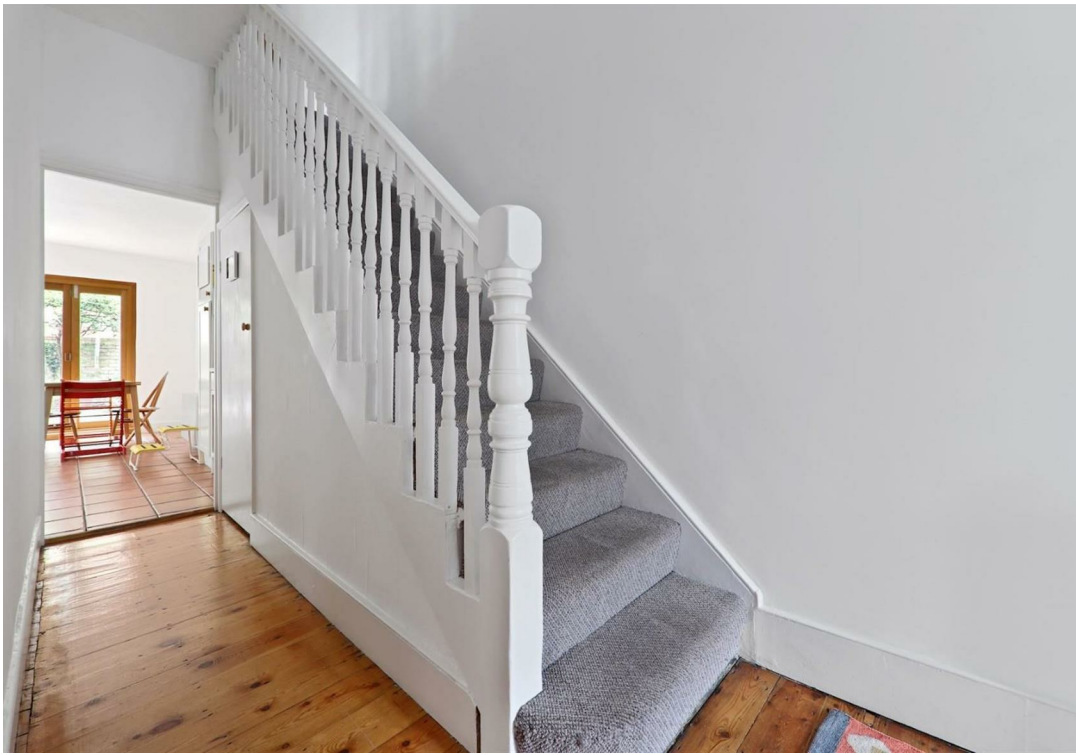
- Three bedroom house
- Edwardian terrace
- Excellent location
- Spacious living space
- Flooded in light
- FREEHOLD tenure
- Scope to extend
- Family house
- EPC rating is
- Council tax is D

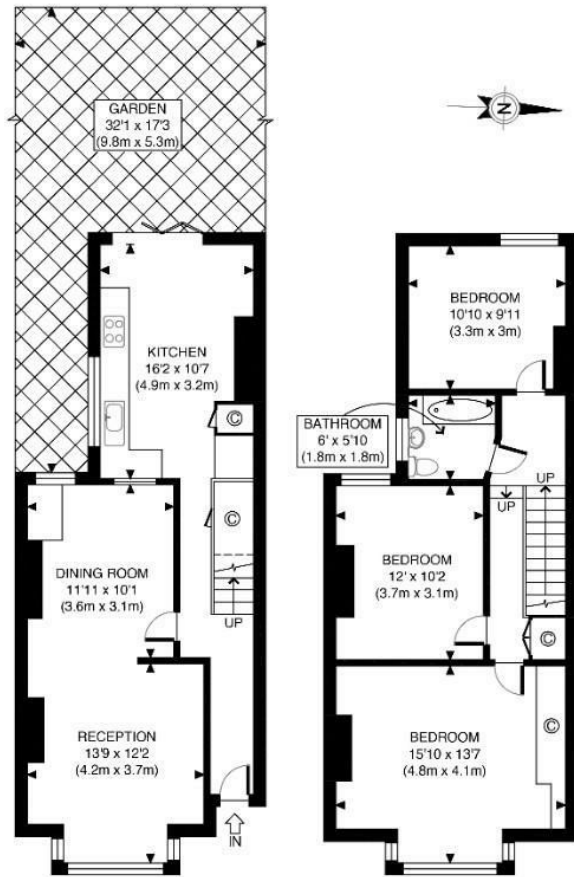
Our Vendor Loves...

"Knighton Park Road has been a brilliant place to live with our young family for the past ten years. We've loved the location at the quieter end of the high street but very close to three different train lines, multiple parks, schools and all the amenities of Sydenham.

The kitchen here is the heart of our family home, great for keeping an eye on the kids through the internal window / 'serving hatch' into the living room, and a great size for hosting friends and family: we've enjoyed many happy Christmases with an extended roster around the table."



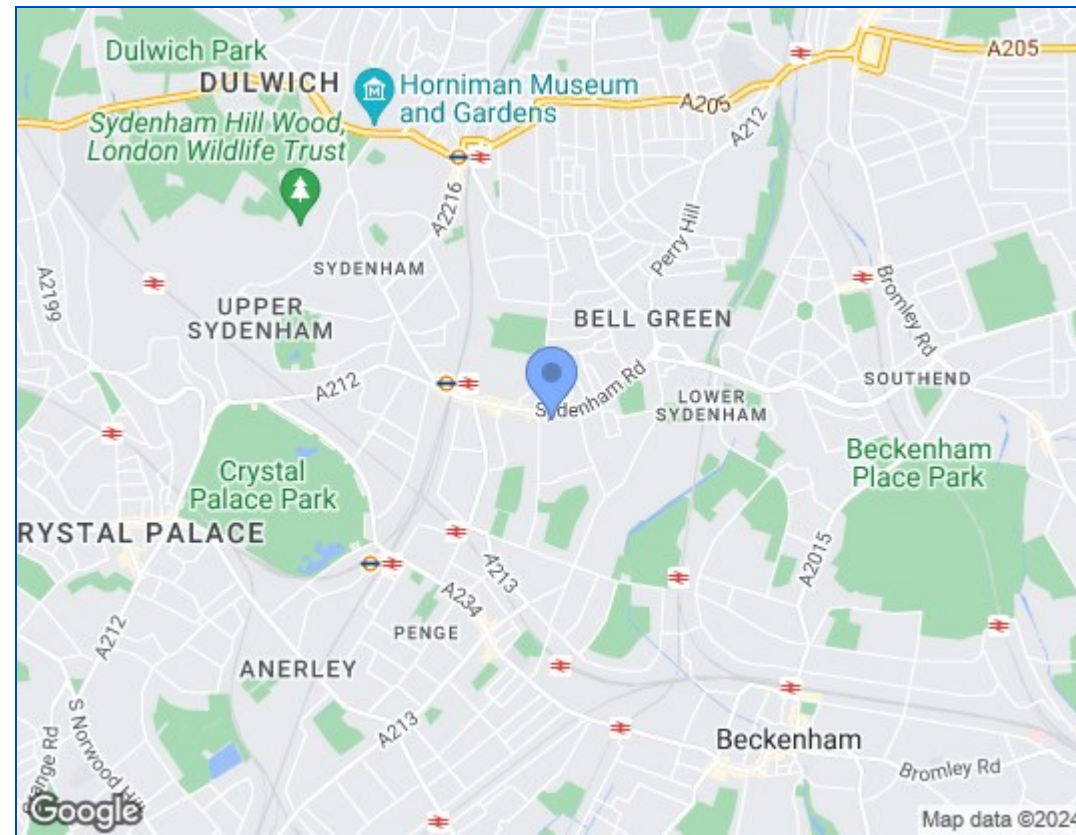




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 552 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 571 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1123 SQ FT / 104 SQM	Knighton Park Road
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	osia 25/06/24



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			
		63	80
England & Wales		EU Directive 2002/91/EC	

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