

HUNTERS®

HERE TO GET *you* THERE

Venner Road, London, SE26 5JQ

Asking Price £1,400,000

Property Images



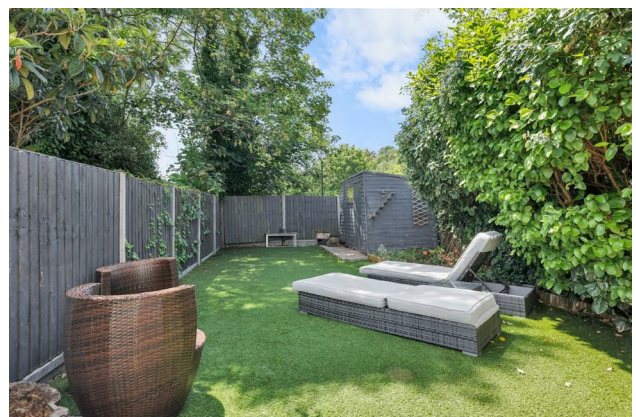
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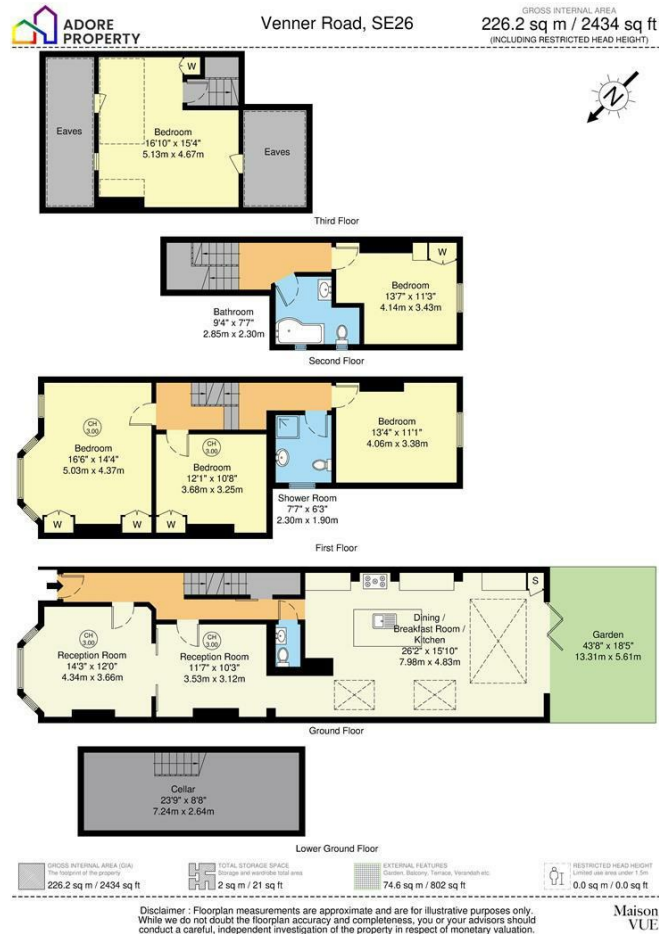


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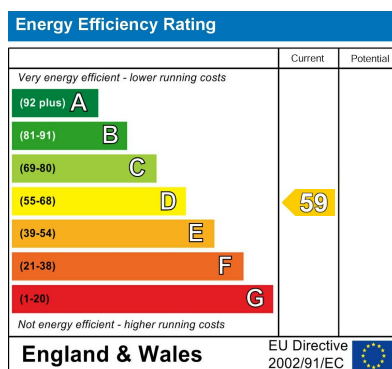


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EPC



Map



Details

Type: House Beds: 5 Bathrooms: 2 Receptions: 2 Tenure: Freehold

ASKING PRICE £1,400,000

Hunters are proud to present this five double-bedroom, two-bathroom Victorian family home. The property spans approximately 2,400sqft and occupies a prime position on one of Sydenham's most sought-after residential roads. The property benefits from many original period features but is combined with an eclectic mix of modern features and extensions to create a stunning family home.

Features

• 28' expansive kitchen/diner and family room • South-facing, low-maintenance garden • 2,400 sqft incl. 200 sqft cellar • Fully extended Victorian end-of-terrace • 5 double bedrooms • 2 family bathrooms with an additional ground-floor powder room • Refurbished to a high standard • In Proximity of Shops, Restaurants, Amenities • In Proximity of Schools and Great Transport Links • In Proximity of Parks and Green Spaces

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As you enter from the road the property has a well presented front garden leading to the entrance. Once inside you will find two reception rooms, a downstairs WC and then an extended breakfast/kitchen/dining room comprised of 395sqft of area. This contains bi fold doors which open onto the patioed area then leading to the south facing garden. There is also a cellar.

The first-floor benefits from three double bedrooms including the main one which incorporate still all of the period feature the house has to offer including the bay windows, high ceilings and original wooden flooring. There is also a family bathroom.

The second floor consists of a double bedroom benefitting from its own en-suite and also leads to the third-floor which has a substantial double bedroom.

Venner Road is ideally located and has a plethora of shops, restaurants, amenities, great schools, good transport links, parks and green spaces. Early viewing is Highly Recommended.

Perfectly positioned between Sydenham and Penge East stations, the property offers excellent connections into London Bridge, Victoria and the wider London Overground network. Sydenham High Street, with its independent cafés, restaurants and amenities, is also within easy reach.

SCHOOLS

Harris Academy Primary Crystal Palace

Pupils thrive in a supportive and safe environment where they are treated equally, high expectations for all pupils lead to exceptional academic achievement, the curriculum is ambitious, well-structured, and effectively adapted for all learners, including those with SEND, strong focus on vocabulary development across subjects enhances learning and staff demonstrate strong subject knowledge and effectively implement training.

St Johns Church of England Primary School

Pupils are happy and find it easy to make friends in a kind and welcoming environment, the school is calm and orderly with high expectations for pupil behavior, staff provide strong support and guidance for pupil well-being, there are a range of enrichment opportunities that broaden pupils' cultural capital and early years provision is good, with children showing enjoyment and independence in lessons.

PARKS AND GREEN SPACES

Local and amenable parks include Alexandra Recreation Ground, Mayow Park, Sydenham Wells Park and Home Park.

Verified Material Information

Council Tax Band: Band E

Local Authority: Bromley

Property Tenure: Freehold

Mains Utilities: Electricity Gas Water Mains Sewerage

Heating Type: Gas Central

Parking Arrangements: Unrestricted Street

Flooding History: Has the property flooded? No

Alterations & Extensions: Have you carried out extensions or structural alterations? No

Structural Defects: Are there any known structural defects? No

Notices or Enforcement: Has the property received any enforcement notices, improvement notices or similar statutory notices? No

Rights of Way & Access: Are there any rights of way or access arrangements? No

Covenants & Restrictions: Are there any restrictions or covenants affecting the property? No

Planning & Proposals: Are there any known planning proposals or developments likely to affect the property?
No