



Colvin Close, Sydenham

Asking Price £630,000

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Property Summary

Propertyworld is delighted to present this immaculate, three bedroom, mid terrace masterpiece to the sales market. Located in the heart of the Lawrie Park Triangle. This gem of a house is located at the end of terrace forming part of a small & pioneering development of low energy houses, 5 mins from Sydenham mainline station, shops and all amenities. Cobbs Corner with its array of eateries including Cobbs Cafe, Nandos and the Greyhound is within a two mins walk too. The accommodation is spacious, with generous room sizes, fabulous natural light and offered in exceptional condition throughout. It comprises a 20ft lounge with wall to wall sliding double glazed doors to rear, offering a wonderful outlook and access into the pretty south facing garden, neutral decor and stunning wooden floors add to the contemporary feel of this gorgeous room. Other features include: stunning modern fitted kitchen with high gloss wall and base units, NEFF and Bosch appliances, butler sink and integrated dishwasher and breakfast bar, there is also a downstairs cloakroom, On the first floor there are three bedrooms (2 x doubles & 1 single) plus modern family bathroom which benefits from free hot water produced by solar heat exchange panels from March to October. The house has a clean, contemporary modern feel, with wooden floors, neutral decor and wonderful natural light. The landscaped SOUTH facing tiered rear garden is an absolute gem which a patio seating area to rear and a rare sense of seclusion and privacy. The large shed to the rear will stay too! The house also has unallocated off street parking. Call Propertyworld on 0208 488 0010 to register your interest and book an appointment to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Three bedroom house
- End of terrace & PARKING
- Pioneering development
- SOUTH FACING garden
- Fabulous location
- Stunning lounge
- Packed with storage
- Rare opportunity
- Freehold and family house
- EPC rating is C/ council tax is C

Our Vendor Loves...

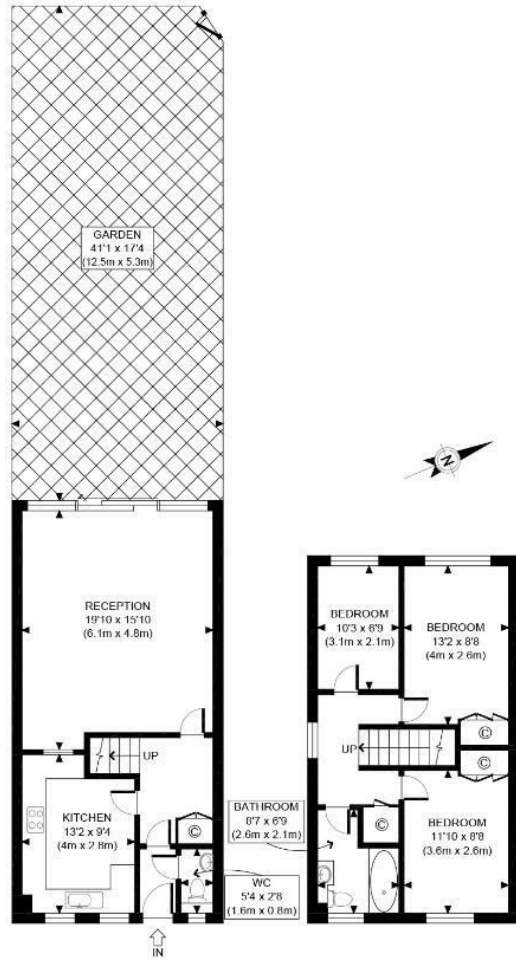
We've spent 7 very happy years here - starting as our first home as a couple and then turning into our family home with our daughter. The house has been perfect for us every step of the way, with a lounge that has been a wonderful social space and a garden that our daughter loves playing in!

We love the area and have loved watching it develop in the time we've been here. Whether it's strolling through the Sunday markets in the park, dining at any one of the nearby restaurants and cafes in the High Street or visiting the amazing Everyman cinema in Crystal Palace - we've found our home and community.

It's always been a safe, well connected location with fantastic neighbours that all look out for one another. We'll be really sad to say goodbye to our lovely home and lovely area.







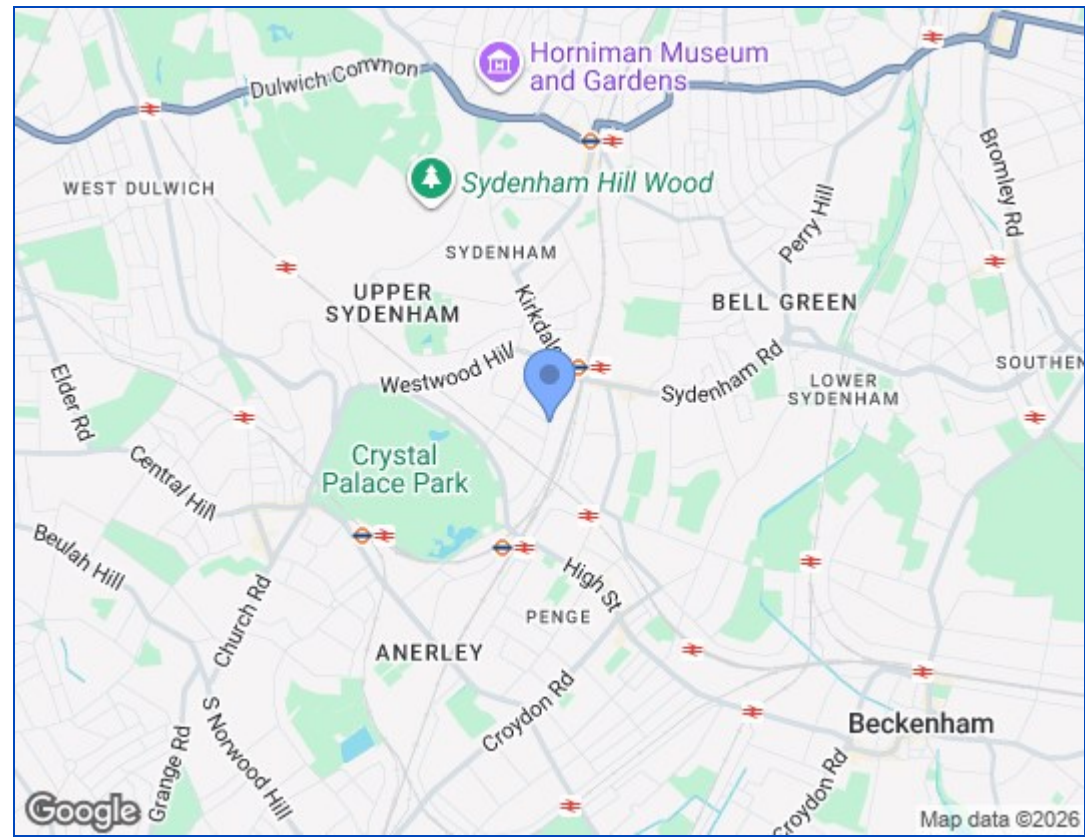
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 529 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 457 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 986 SQ FT / 92 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.

Colvin close
date 15/12/25
photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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