

Girton Road, Sydenham

Guide Price £725,000

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propertyworld

Property Summary

Guide Price: £725,000 - £750,000

Propertyworld is pleased to offer this three-bedroom Edwardian house with OFF STREET PARKING and 60ft rear garden to the sales market. Located on arguably SE26's prettiest road, the house is a gem. Spacious, with lots of period charm / detail, beautifully proportioned accommodation throughout and flooded in natural light. (Please note the loft conversion predates current regs and does not includes a dormer). Ideal for families, the house, the house is nicely presented and offered CHAIN FREE.

The details include: you enter directly into a welcoming hallway with access tot he entire ground and stairs leading to the first floor. With stripped wooden floors, neutral decor and picture rail its a super space. There is a ground floor W / C under the stairs. The main reception is located to front and is flooded in light. A gorgeous space, it includes wood floors, attractive bay window to front, bespoke recess shelving, spots and much more. To rear is a fabulous kitchen / diner with direct access into and views over the pretty rear garden. The kitchen is modern with an extensive range of beech fronted wall and base units, gas hob, laminate floor and laminate worktop, plus combi boiler and door to garden. On the first floor there are TWO DOUBLE bedrooms - both nicely presented and flooded in light and a modern bathroom with three-piece suite. The top floor houses a loft conversion (without dormer) that's a generous and large room. The garden is 60 ft and east facing with an array of mature plants and shrubs.

Girton Road is a popular and ideally positioned road of similar houses (no flats) with a strong sense of community and gorgeous aesthetic. With NO CHAIN, OFF STREET PARKING, and large rear garden, this i a house that demands your attention. Call Propertyworld on 0208 488 0011 to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Three bedroom house
- Mid terrace, period proprerty
- Chain free
- OFF STREET PARKING
- 60ft rear garden
- Fabulous road
- Flooded in light
- Must be viewed
- Family house
- EPC rating is D, council tax is D

Our Vendor Loves...

Our Vendor Loves..
"We loved our time in the house and Girton Road but now it is time to say goodbye. We have great neighbours and a real sense of community in the road and Trattoria Rafaelle just round the corner will be sorely missed!!!"











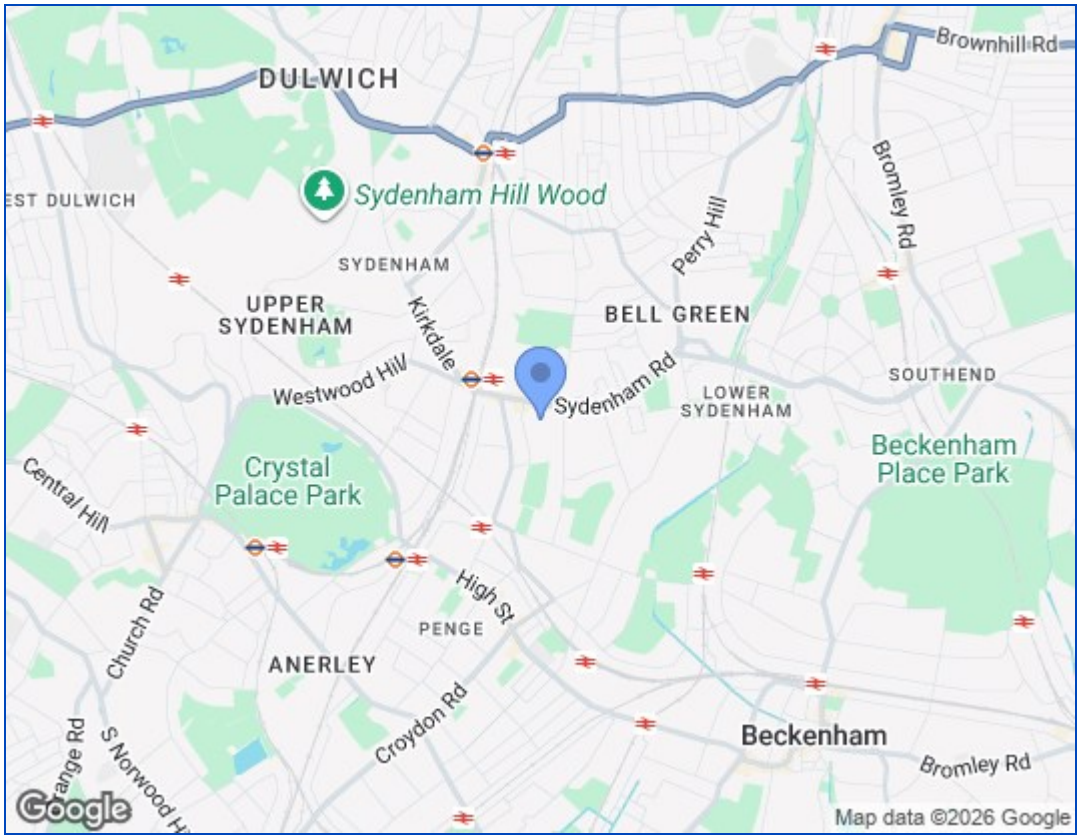


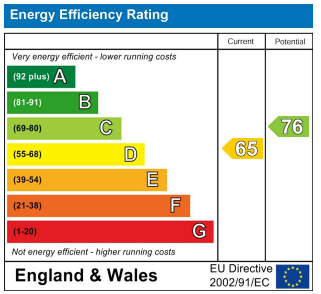




APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1322 SQ FT / 123 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1094 SQ FT / 102 SQM
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Girton Road
date 07/08/26
photoplan





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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