



Highclere Street, Sydenham

Guide Price £625,000



Property Summary

GUIDE PRICE £625,000 - £650,000

Propertyworld is proud to offer this fabulous three bedroom, two bathroom mid terrace house with NO CHAIN and WEST facing garden to the market. The house is offered in excellent condition, with living space over 3 floors, beautifully proportioned accommodation throughout, lots of natural light and a lovely flow. An ideal first house or upgrade for those wishing for more space, a garden and no big building work. Highclere Street is a popular residential road, of period properties, close to Sydenham Road, and ideal for lots of amenities and good local schools.

With FREEHOLD tenure, the details include: on the ground floor there is a fabulous through lounge with stripped wooden floors, attractive bay window to front, bespoke recess storage, neutral decor and spotlights. The kitchen looks out onto the west facing garden and includes an extensive range of wall and base high gloss units, integrated gas hob and electric oven, high spec laminate worktop, tiled splashback and door to garden. On the first floor there are two DOUBLE bedrooms - both beautifully presented, with high ceilings and neutral decor - and a large & fabulous bathroom with a three piece suite and walk in shower. On the top floor, in a gorgeous LOFT CONVERSION is the master bedroom with fabulous en suite bathroom. The west facing garden is perfectly balanced with the house and offers all day sun, a mature lawn to centre and spacious return.

This is a super house, spacious and homely, period yet modern, light and bright, and ready to move into. CHAIN FREE, with certification for both GAS and ELECTRICIS, this is as simple and worry free as it can get. Call Propertyworld on 0208 488 0011 to be the first to see. EPC rating is D. Council tax is D.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

- Three bedroom house
- Period, mid terrace
- WEST facing garden
- NO CHAIN
- Excellent order
- Two bathrooms
- FREEHOLD tenure
- Excellent location
- Nicely presented
- MUST BE VIEWED

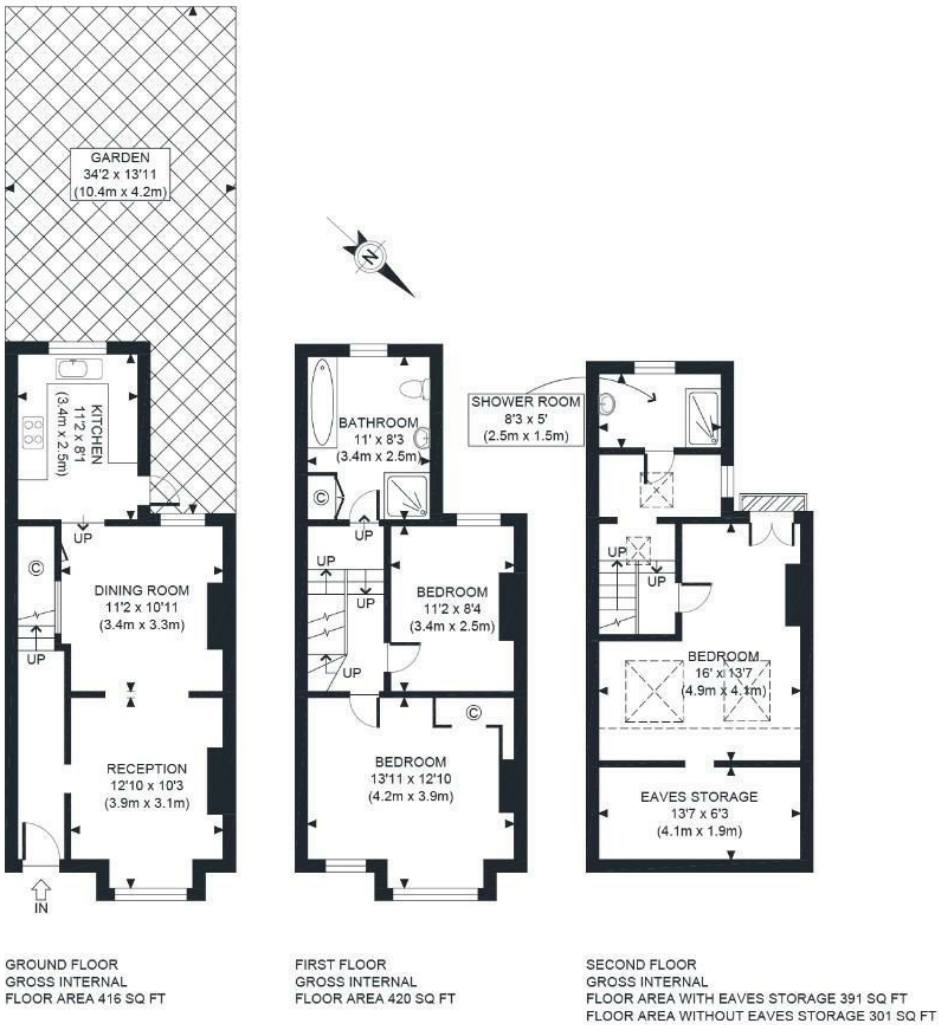
Our Vendor Loves...

Our Vendor Loves..

"We loved living here. As a growing family, our little boy had his own bedroom and playroom. And we built the loft conversion giving us our own light and airy grown-up space to enjoy too. Sydenham is a great place to live with a lovely community feel and this house is so close to Mayow Park which made it perfect for us. Being close to transport links into central London was a big tick too. We have so many happy memories of this first family home - as a family, and entertaining friends there too."





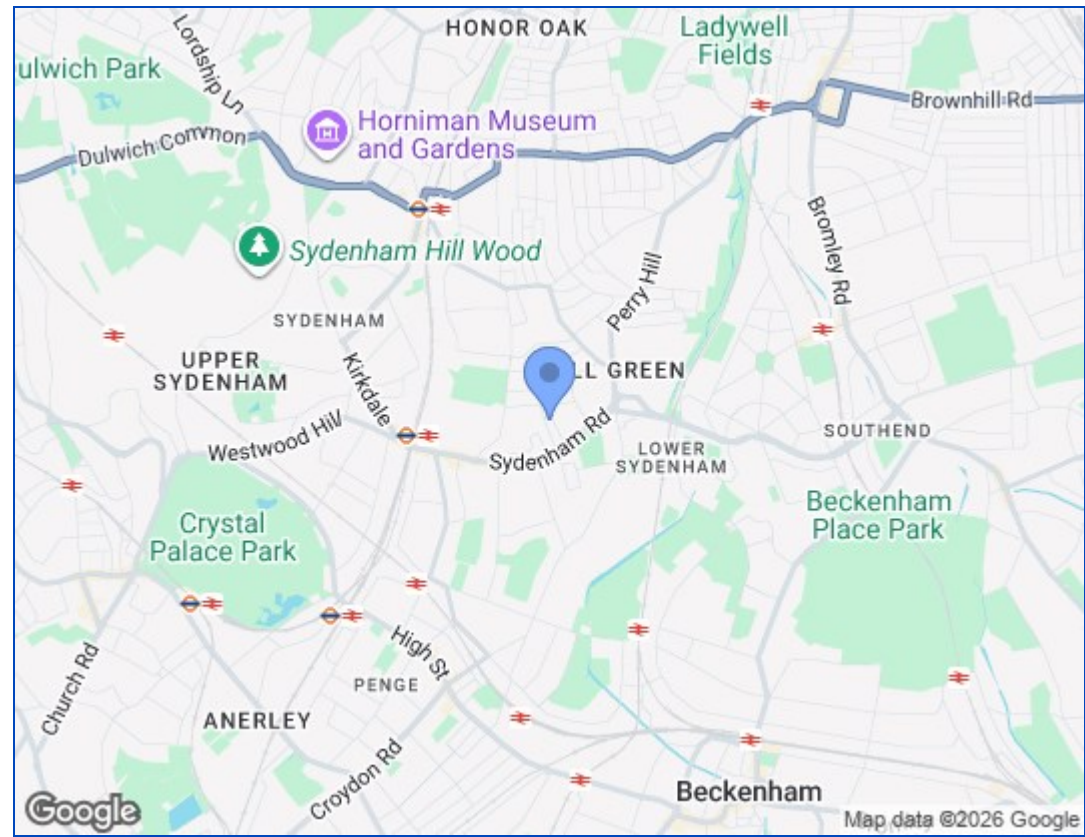


APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE 1227 SQ FT / 114 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE 1137 SQ FT / 106 SQM

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

Highclere street

date: 29/09/25



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	59	
(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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