



Hall Drive, Sydenham

Price Guide £825,000



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D



Property Summary

GUIDE PRICE £825,000 - £850,000

Propertyworld is delighted to present this substantial five-bedroom mid-terrace townhouse, arranged over four floors and set on the prestigious Hall Drive, a private road tucked away in the very heart of Sydenham. Quietly positioned with a secluded feel and a pleasant outlook, this impressive family home offers over 1,750 sq ft of flexible living space and represents a superb opportunity to add your own personal stamp.

The ground floor accommodation comprises an integrated garage currently used as a utility room and storage area, a separate WC and a versatile room ideal as a home office, study or fifth bedroom. This level opens directly onto a beautifully landscaped west-facing rear garden, designed to be low maintenance and featuring mature shrubs, established planting and a patio area perfect for outdoor entertaining.

The first floor offers a generous reception room measuring almost 16ft x 15ft, flooded with natural light from large double-glazed windows. To the rear sits a well-proportioned kitchen diner, ideal for family life and entertaining.

The second floor provides an impressive principal bedroom, comparable in size to the reception room, alongside a further double bedroom and a family bathroom. The top floor completes the accommodation with two additional bedrooms, one currently used as an artist's studio or study, plus an en-suite bathroom.

The property would benefit from some updating in parts, offering an exciting opportunity to create a bespoke family home. Further benefits include off-street parking for two cars to the front.

Hall Drive is a sought-after address, in the heart of Sydenham, with Sydenham station and the High Street a short stroll away which offers a vibrant range of independent coffee shops, gastropubs and community restaurants, contributing to the area's strong and welcoming community feel. A variety of green spaces are nearby too, including the award-winning Crystal Palace Park.

Property Summary

- Four/Five bedroom mid terrace family home
- Off street parking for two cars
- Located in a prestigious private road
- Arranged over four floors
- Landscaped low maintenance West facing garden
- Huge windows flood the house in natural light
- Over 1750sq feet of accommodation
- Requires a little updating
- Council Tax Band E
- EPC Rating D

Our Vendor Loves...

"Over twenty years of contentment living here what stands out is the flexibility and ease of living this house provides - the huge picture windows ensure all the rooms are flooded with light even on short winter days; it is a snug and private retreat after a long day's work, and yet a supple party space too, with the garden as an extra room in which to enjoy a dinner at sunset, and plenty of bedrooms for guests, or a growing family. I have found it an easy commute with options into the West End or the City; and there is a warm and genuine sense of community within the road itself. Neighbours are there for you, but not intrusive. When you turn off the main road there is a real sense of coming home that allows you to shake off the cares of the day and embrace a fresh identity. When I moved in I was told Hall Drive offered a 'Dulwich vibe, but not Dulwich prices', and that turned out to be true, except that in the interim Sydenham has developed its own unique area vibe."

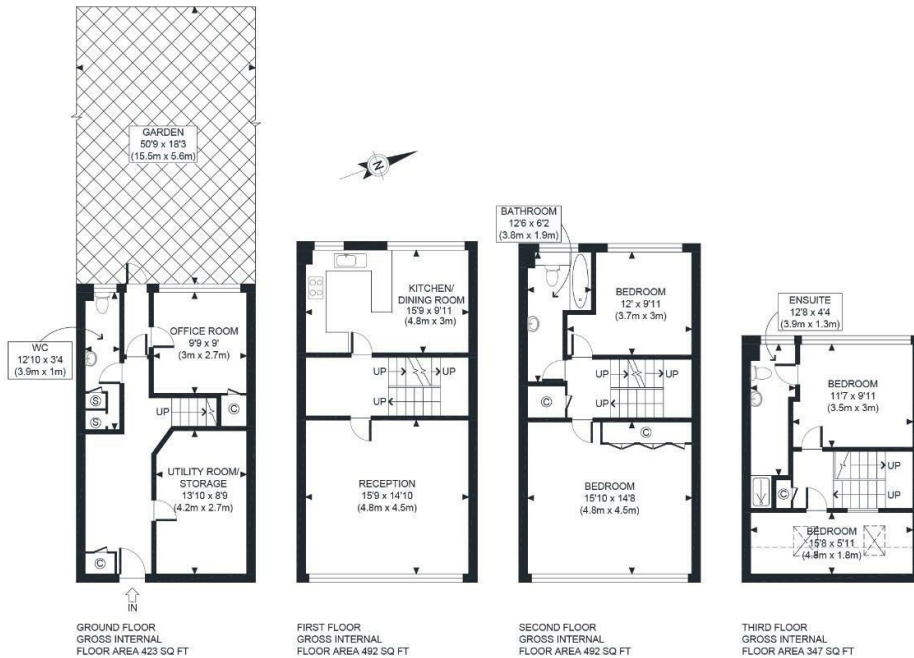


Sydenham Sales

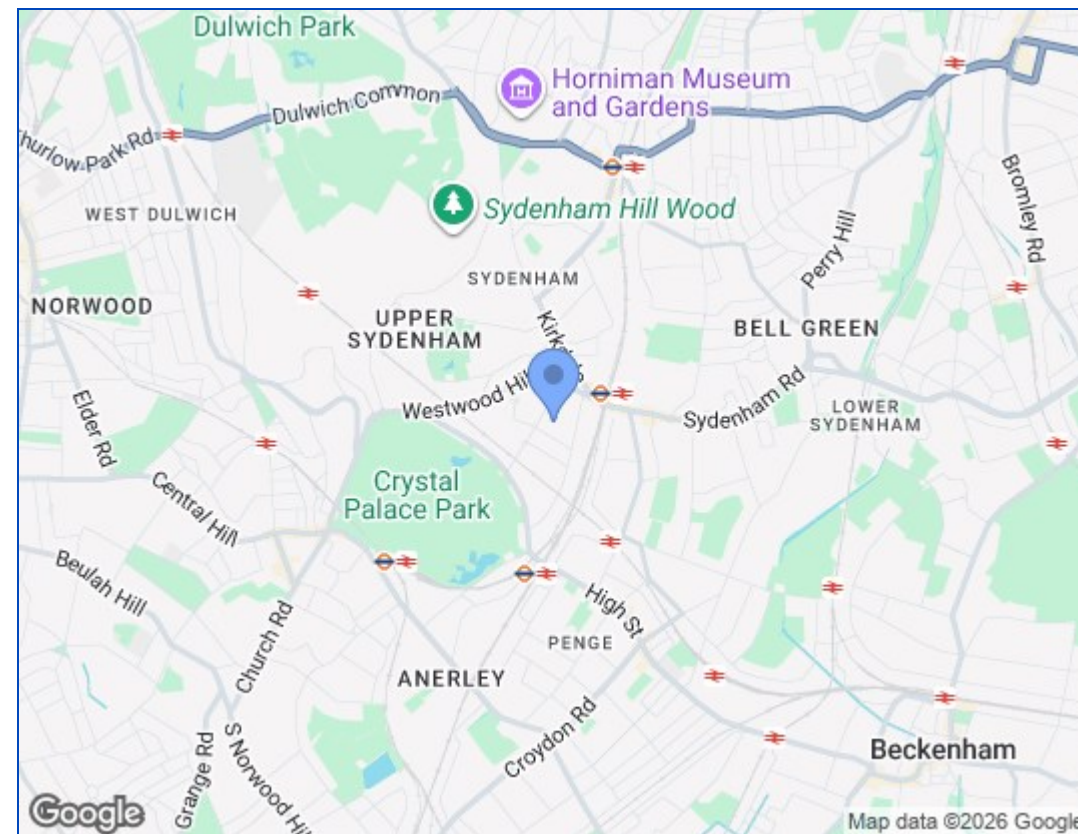
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APPROX. GROSS INTERNAL FLOOR AREA 1754 SQ FT / 162 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	hall drive
04/02/25	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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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