



## Border Road, Sydenham

Guide Price £850,000



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## Property Summary

Guide price: £850,000 - £865,000

A spacious four bedroom mid century townhouse on arguably Sydenham's best road offered for sale by Propertyworld. This small row of houses, set behind a white picket fence and enjoying an enviable sense of community are rarely offered to the market, so this is a once in a lifetime opportunity. The property includes: an integral GARAGE, OFF STREET PARKING & 90ft rear garden. The house is spacious, flooded in light and benefits from beautifully proportioned accommodation throughout. Laid out over three floors, the details include: on the ground floor: you enter into a welcoming entrance hall with views directly into the rear garden. There is W.C and shower room combined, access to the garage & the fourth bedroom - which enjoys direct views into the garden. The engine of the house is the first floor which includes the main reception and kitchen / diner. Both are flooded in light and enjoy charming views into the neighbouring area and gardens. The lounge is a great size, with fitted carpet and large windows, whilst the kitchen looks out to the garden and includes an extensive range of wall and base units and space for a dining room table and chairs. On the top floor there are three bedrooms - all nicely presented with big windows and lots of light plus a family bathroom with a three piece and skylight. The rear garden is a gem - 90ft and private with a stone patio leading from the back door, mature lawn to centre, decked area & raised beds to rear. The tidy and well appointed garage adds to the list of benefits.

Border Road is an impressive road of residential houses, forming part of the Lawrie Park Triangle. With little traffic, a fab community and easy access to both Sydenham and Penge, the road is seriously well served with shops, amenities and eateries. Gorgeous Crystal Palace Park is a five minute walk away.

Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Four bedroom house
- Townhouse, mid century
- Fabulous location
- 90FT rear garden
- GARAGE
- Off street parking
- Large kitchen / diner
- Rare to market
- Flooded in light
- EPC rating is D / council tax is E

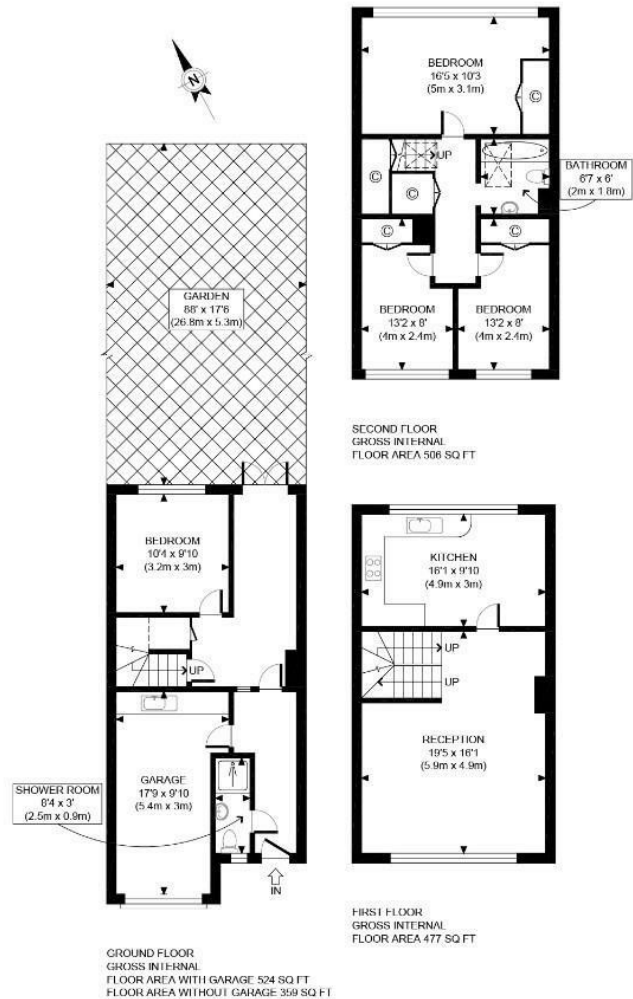
## Our Vendor Loves...

Our Vendor Loves...

"This has been a much loved home for many years but sadly its time to downsize and move to somewhere smaller. I'll miss the road and the community here, plus the garden and easy parking. The house is full of light and it so easy to walk into Sydenham or Penge or Crystal Palace.



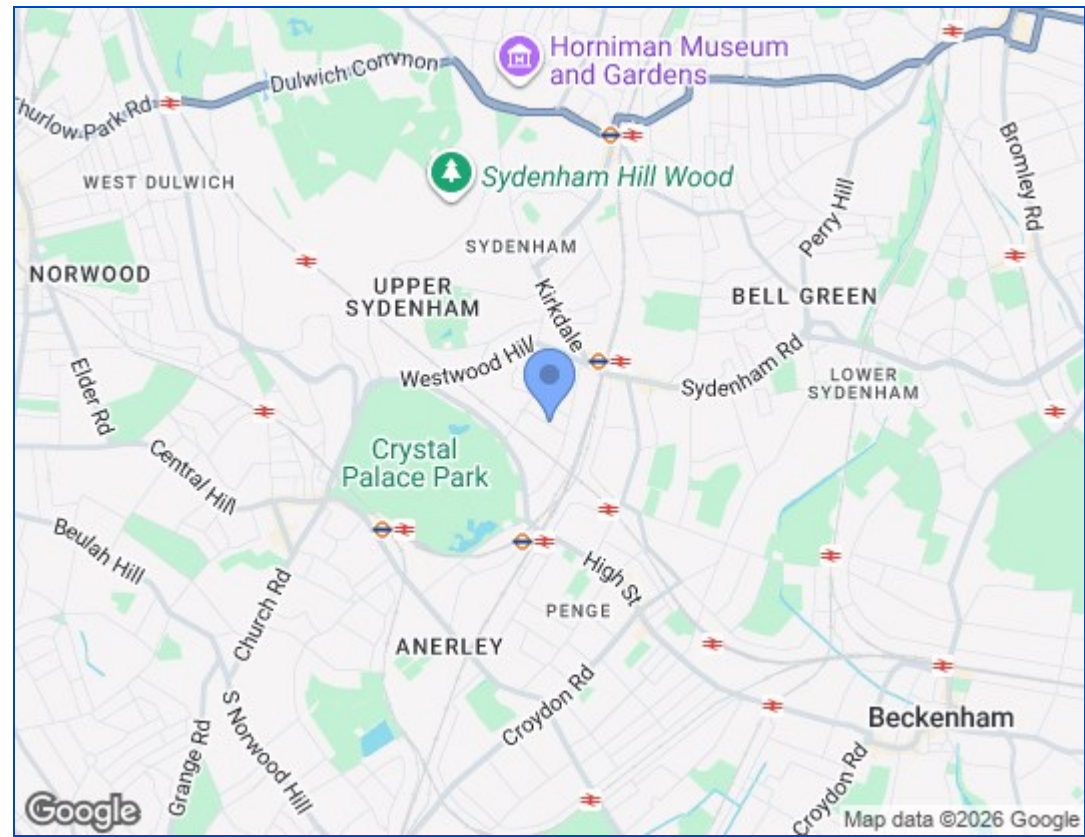




APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1507 SQ FT / 140 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1342 SQ FT / 125 SQM

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.

Border Road  
 DATE: 06/03/25  
 photoplan



| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  | 70                         | 76        |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

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