



Sydenham Park Road, SE26 | Guide Price £750,000

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In General

- 1930's Freehold house
- Upper Sydenham
- Through reception
- Kitchen
- Three bedrooms
- Large private garden with rear access
- Lots of potential
- Excellent transport links
- No onward chain

In Detail

Guide Price £750,000 – £775,000

Set in the leafy surroundings of Upper Sydenham, this generously proportioned three bed 1930s house presents a fantastic opportunity to create a truly wonderful family home.

Full of potential and offering the spacious proportions typical of its era, the property is ideally placed for excellent local schools, superb transport connections and an abundance of green open space with Wells Park and Dacres Wood Nature Reserve close by.

The house has generous proportions typical of its era, with good ceiling heights, wide rooms and plenty of natural light. While the property would benefit from some updating, it retains a number of lovely original features, including parquet flooring, and offers an excellent canvas for an incoming purchaser to make their own. There is also clear potential to extend, (STP), allowing the house to evolve with a family over time.

A bright and welcoming entrance hall leads through to a spacious reception room, with a large bay window drawing in plenty of natural light. To the rear is a galley kitchen and separate dining area overlooking the garden, with the potential to create a larger open-plan kitchen, dining and family space. The original parquet flooring adds warmth and character and could provide a beautiful foundation for a sympathetic renovation. Upstairs are three well proportioned bedrooms, including two generous doubles and a further bedroom, alongside a family bathroom.

The property's elevated position on the road is another appealing feature, and being on the preferred side means it benefits from a notably larger, and a south facing garden. Generously sized the garden has a large lawn surrounded by established planting, with plenty of room for children to play, outdoor dining and entertaining. Rear access adds another layer of practicality, providing an access route for bikes and garden waste.

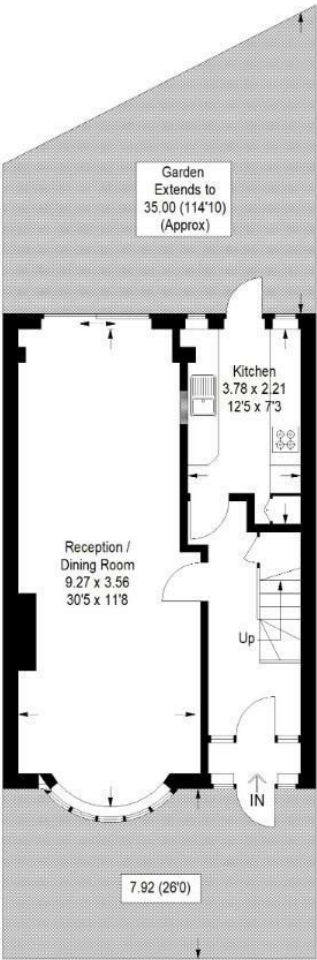
EPC: D | Council Tax Band: D



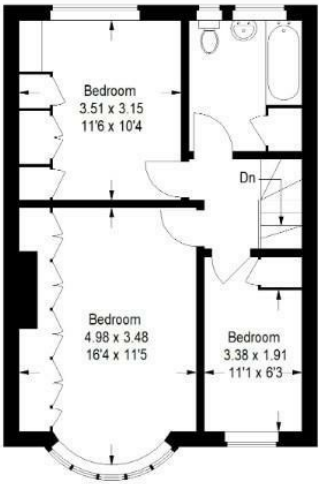
Floorplan

Sydenham Park Road, SE26

Approximate Gross Internal Area
94.4 sq m / 1016 sq ft

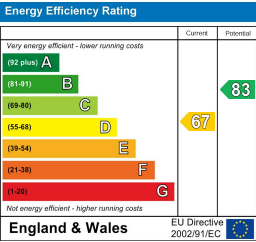


Ground Floor



First Floor

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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