



**Tannsfeld Road, London**

Asking Price £750,000



## Property Summary

A beautiful 1920s semi-detached terrace house on one of Sydenham's best roads offered to the market by Propertyworld. With a fabulous 80ft rear garden, two reception rooms, lots of original features and the ability to extend the house (rear and loft extensions are possible with the right permissions and certifications) this is a rare and exciting opportunity for couples and families. Available for the first time in over 50 years, this beautiful home is looking for a new family and a little love. TANNSELD ROAD is a very popular, residential road of similar properties - ideally positioned for Sydenham high street, mainline station (London Bridge & Overground), lots of shops and cafes plus PENGE EAST station. (Victoria).

The house has been a much loved family home for over 50 years and was well tended during this period but now requires new owners who wish to give it new lease of life and create their own, happy, safe nest. The basic details are: on the ground floor there are two glorious reception rooms with stunning period features and lots of light. There has been the addition of a downstairs bathroom within the first reception but this stud wall room can be easily removed. The kitchen is a spacious galley which opens directly into the charming rear garden and includes lots of worktop space units. On the first floor there are three bedrooms - 2 x dbs, 1 sgl - and a family bathroom. EPC rating is D, council tax is D.

This is a rare opportunity and we invite you to make an appointment to view by calling Propertyworld on 0208 488 0011

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

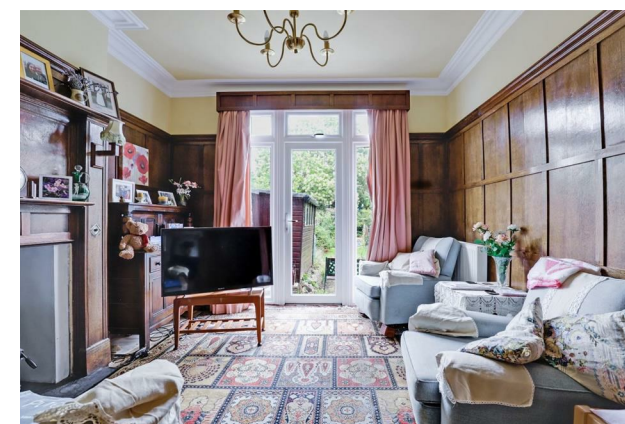
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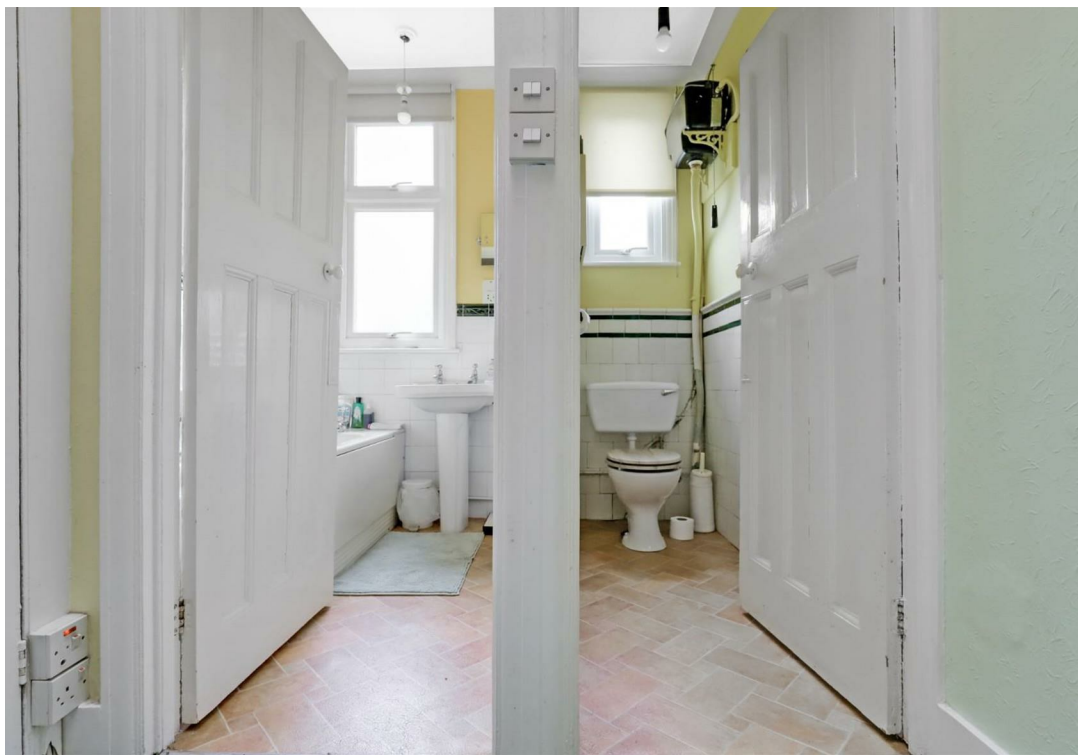
- Three bedroom house
- 1920s semi-detached
- Available for the 1st time in 50 years
- Fabulous road
- Some modernisation required
- 80ft + rear garden
- FAMILY HOUSE
- Scope for extension
- Rare opportunity
- EPC rating is D, council tax is D

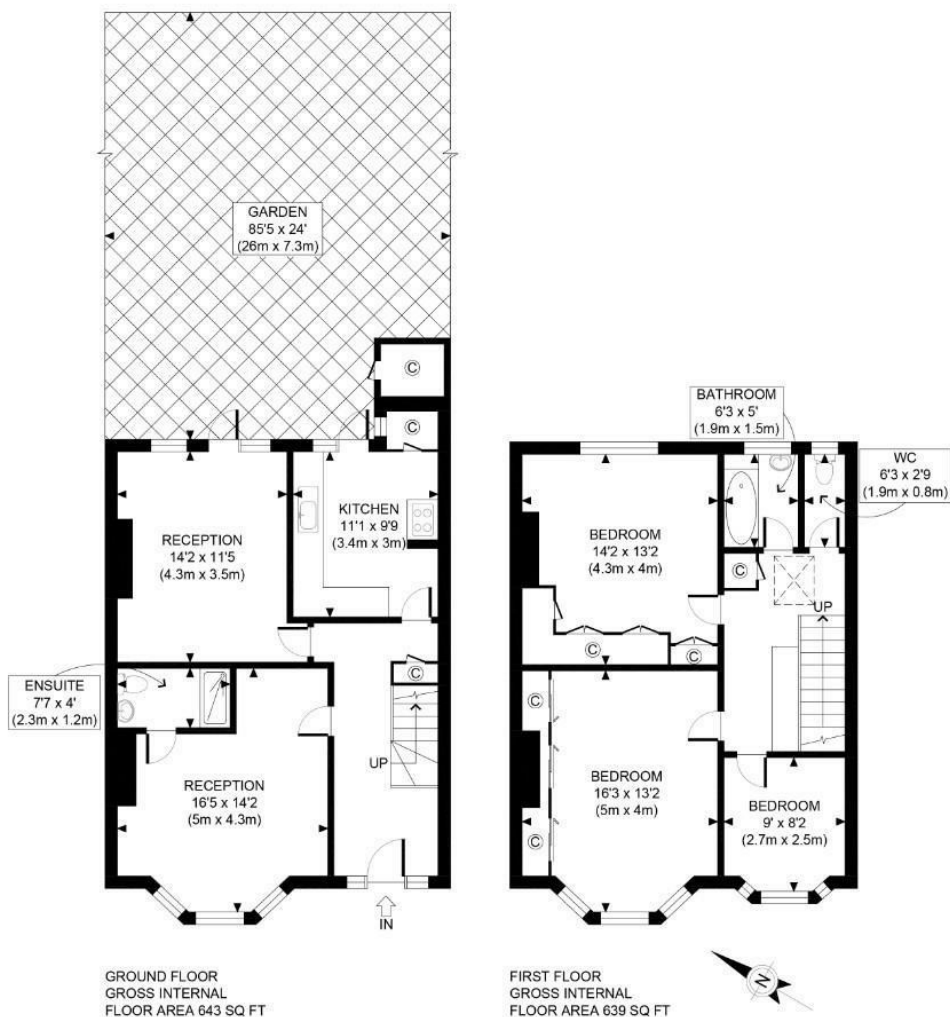
## Our Vendor Loves...

### Our Vendor Loves

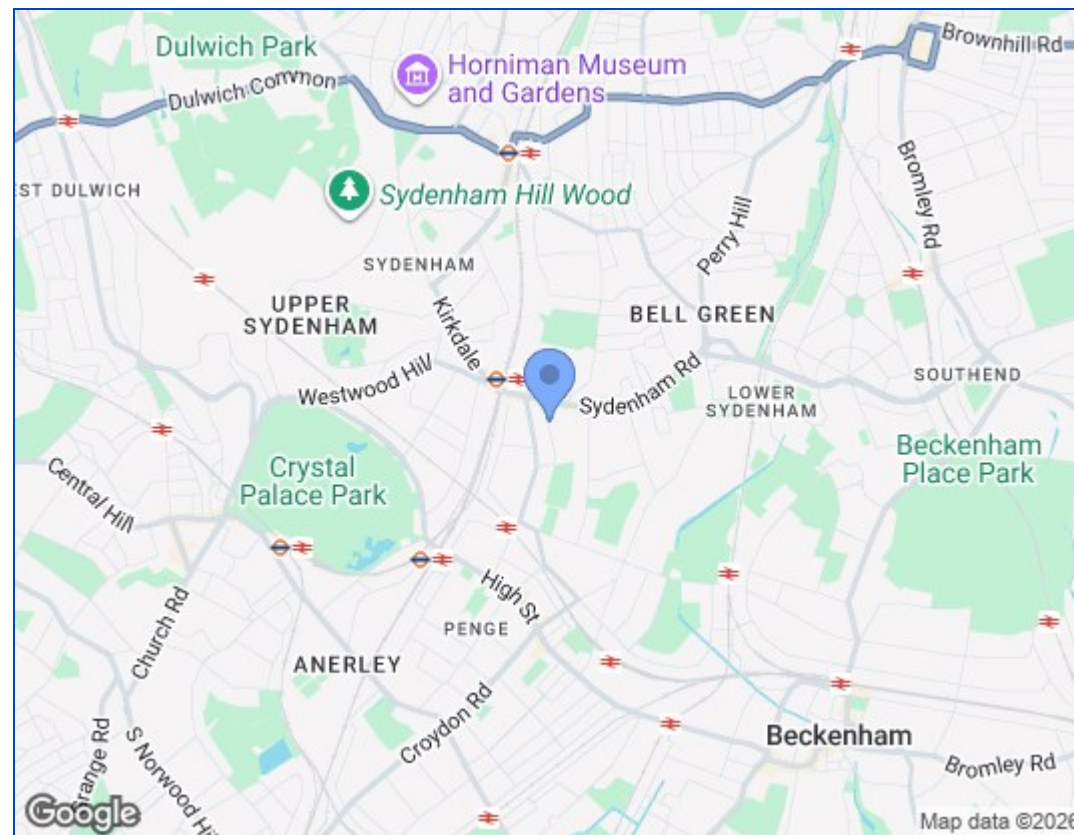
"This has been our home, our sanctuary for over 50 years. Although its time to leave, it will be sad to say goodbye. It is a peaceful house with a lovely rear garden and lots of space. Built in the 1930s the house has lots of original features and lots of light."







|                                                                                                                                                                                                                                                                                        |                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>APPROX. GROSS INTERNAL FLOOR AREA 1282 SQ FT / 119 SQM</b>                                                                                                                                                                                                                          | <b>tannsfeld Road</b> |
| 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. | date 15/08/25         |
|                                                                                                                                                                                                                                                                                        | <b>photoplan</b>      |



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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

