



Fairlawn Park, London

Guide Price £700,000



Property Summary

Guide price: £700,000 - £750,000

Propertyworld is proud to offer this fabulous three bedroom Victorian house with a stunning GARDEN STUDIO to the sales market. The house is spacious with beautifully proportioned accommodation throughout, lots of natural light and a gorgeous finish. Combining period features such as high ceilings and cornicing, with modern materials and design ideas, the house offers a subtle blend of old and new to create a stylish and warm home. Fairlawn Park is a popular, residential cul de sac of similar properties, located just off Sydenham Road. Convenient for lots of local amenities, shops and transports links, it also offers ample FREE PARKING (on road).

The house is spacious and includes: you enter into a warm and welcoming entrance hall, with a wood floor and cornicing above. The double reception extends to 24ft with an attractive bay to front and bespoke recess shelving. Decorated in neutral tones, with a gorgeous engineered wood floor, plantation blinds and feature fireplace - its a stunning space. The kitchen / diner to rear is a generous size with an extensive range of wall and base shaker style beech units, tiled floor and double doors leading to the private garden. A beautiful range cooker, tiled splashback and all appliances complete this fab space. In the rear garden is a bespoke timber garden office with WI FI / heating and electrics - ideal as both an office or studio space. On the first floor, there are three DOUBLE bedrooms - the master is stunning, with beautiful decor, great views into the allotments and green space opposite, large fitted wardrobes & lots of period touches. The bathroom is modern and includes a three piece white suite, shower of bath and tiled floor. Above is a large loft - idea for storage or conversion (subject to the correct permissions / certification).

This is a beautiful family home, with scope for extension, and located on a great road. Call Propertyworld on 0208 488 0011 to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Three bedroom house
- Period property
- Stunning interior
- Spacious house
- Opposite allotments so not overlooked
- Family house
- Flooded in light
- Gorgeous garden office
- EPC is D
- Council tax is D

Our Vendor Loves...

Our Vendor Loves..

"The past 14 years have been a joy living in our home, the neighbors are amazing and being opposite the allotments means that we're not overlooked, it's always quiet and we have a lovely view from the main bedroom which has fabulous natural daylight. The kitchen is what initially drew us to the house as it's a really good size and brilliant to cook in, the sitting room has a gas fire for the winter evenings and we've enjoyed many Christmases there. Our garden studio has been a game changer from being able to work from home and given us more flexibility. We love the location as it's close to two stations which take us straight into Central London. The high street has loads of options to eat out and we're often seen at The Dolphin for their 2 for 1 pizza nights on Mondays!





Fairlawn Park

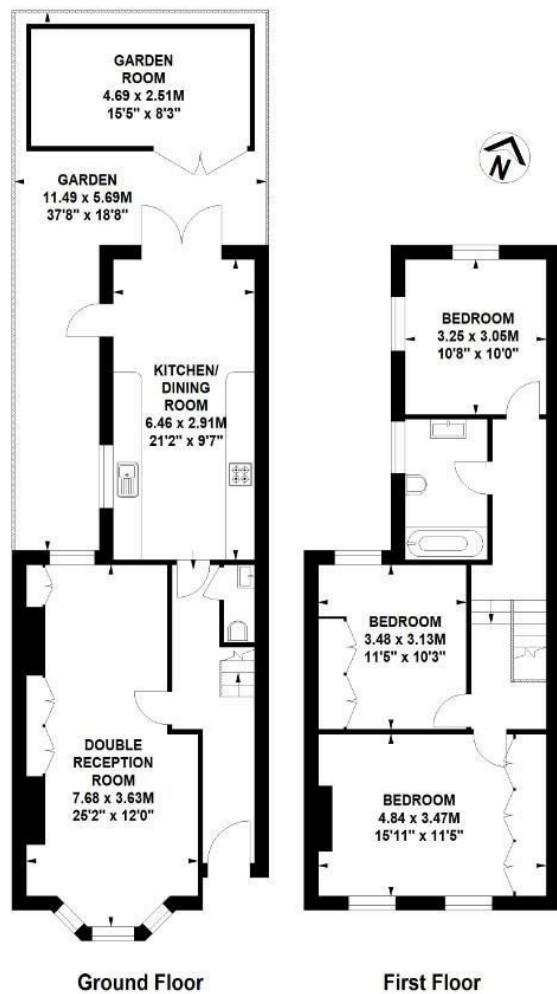
APPROXIMATE GROSS INTERNAL AREA

107.67 m² / 1159 sq ft

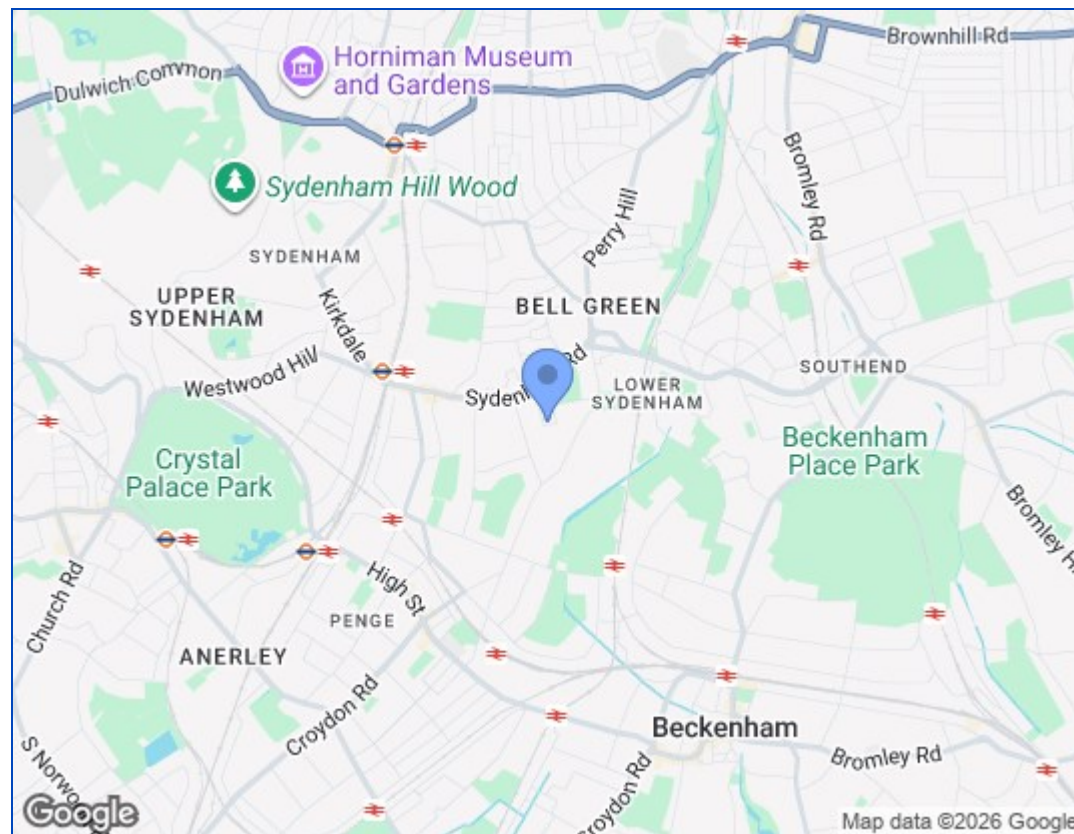
(Excluding Garden Room)

Garden Room

11.80 m² / 127 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

