



Sydenham Park, SE26 | £895,000

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# In General

- Semi-detached house
- Characterful and inviting
- Annex with 4th bedroom
- Beautifully landscaped garden
- Off street parking for several cars
- South facing garden
- Original features
- Side access into garden
- Excellent transport links

# In Detail

This beautifully presented three bedroom family home effortlessly combines character, style, and practicality, offering versatile living both inside and out.

Set behind a secure gated entrance, the property welcomes you with a generous paved driveway providing off-street parking for up to three cars. The frontage is thoughtfully landscaped, creating a clean and contemporary first impression.

Inside, the home opens into a warm and inviting reception room, where soft tones and natural textures create a cosy yet elegant space, perfect for relaxing or entertaining. To the rear, a stunning open-plan kitchen and dining area forms the heart of the home. Bathed in natural light, this space features modern fittings alongside charming period touches, with original Crittall doors framing views of the garden and seamlessly connecting indoor and outdoor living.

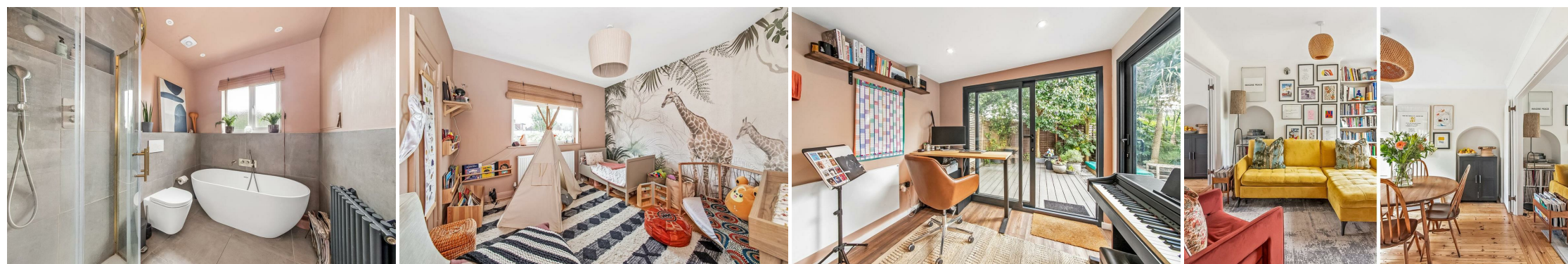
Upstairs are three bedrooms offering comfortable accommodation, complemented by a stylish family bathroom.

A standout feature of this property is the fully equipped annex, ideal for guests, extended family, or flexible working. Complete with a fourth bedroom, its own bathroom, and a dedicated workspace, it provides independence while remaining connected to the main home.

The south-facing garden is a private and tranquil space, bordered by mature trees that creates a green backdrop and a real sense of seclusion. Enjoying sunlight throughout the day, it's ideal for relaxing, entertaining, outdoor dining or simply unwinding in the sun.

Sydenham Park is a highly-regarded, residential road, well located for access to a wealth of coffee shops, and restaurants, and transport links including Sydenham and Forest Hill Overground - with direct connections to Shoreditch, London Bridge and Victoria.

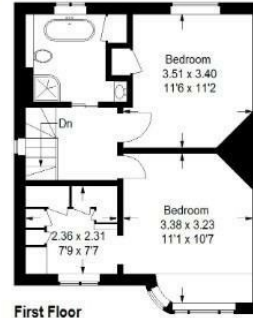
EPC: D | Council Tax Band: D



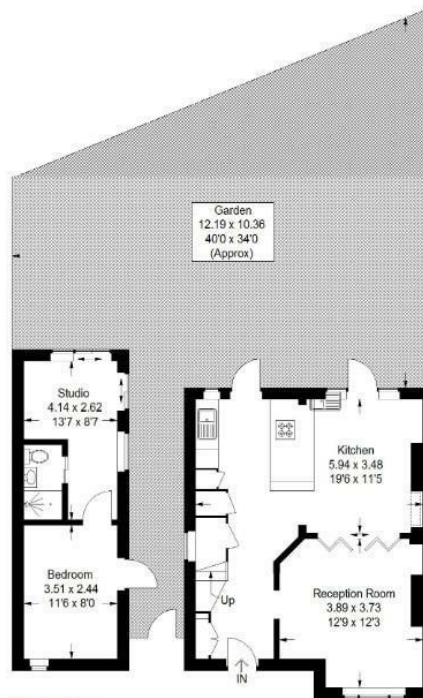
# Floorplan

## Sydenham Park, SE26

Approximate Gross Internal Area  
 86.2 sq m / 917 sq ft  
 Studio = 19.7 sq m / 212 sq ft  
 Total = 104.9 sq m / 1129 sq ft

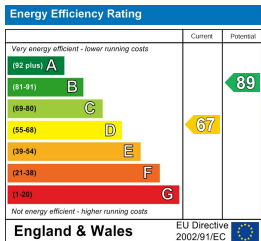


First Floor



Ground Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.  
 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,  
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