Sydenham Park, SE26 | Guide Price £450,000

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In General

- Charmimg and characterful
- Private entrance
- Reception with direct access to shared garden
- Two bedrooms
- Bathroom
- Excellent transport links
- Close to Dacres Nature Reserve
- Private Patio

In Detail

Guide price £450,000 – £475,000

A warm and welcoming two-bedroom ground floor conversion with a wonderfully relaxed and homely feel, set within an attractive Victorian townhouse in Sydenham Park.

With its own private entrance and access to a shared south-facing garden, the home combines beautiful period details with warm earthy tones and an easy, comfortable feel.

At the heart of the home is the charming and characterful reception space, thoughtfully arranged to create distinct areas for relaxing, dining and entertaining. The room feels both open and inviting, with a lovely dining table anchoring the space at its centre. Warm earthy tones and considered decorative touches add to the relaxed atmosphere, creating a room that feels equally suited to quiet evenings at home or having friends and family over.

Both bedrooms are well proportioned, with the main bedroom offering a lovely sense of space and plenty of natural light, whilst the second bedroom is currently arranged as an office/guest room. The bathroom has been finished in a classic, contemporary style with good-quality fittings.

Outside, the shared south-facing garden, with its private patio, is a real highlight. Established planting and mature greenery give it a secluded, peaceful feel, with plenty of space for outdoor dining, gardening or simply enjoying the warmer months. There is also a shed offering useful additional storage.

Sydenham Park is perfectly positioned for enjoying the best of Sydenham and Forest Hill. Independent coffee shops, restaurants, Dacres Nature Reserve and local amenities are all close by, while Sydenham, Penge East and Penge West stations provide excellent connections into Central London. Crystal Palace Park is also within easy walking distance, offering plenty of green space, sporting facilities and regular community events.

EPC: D | Council Tax Band: B | Lease: 136 years remaining | SC: £2,240 pa | GR: Peppercorn

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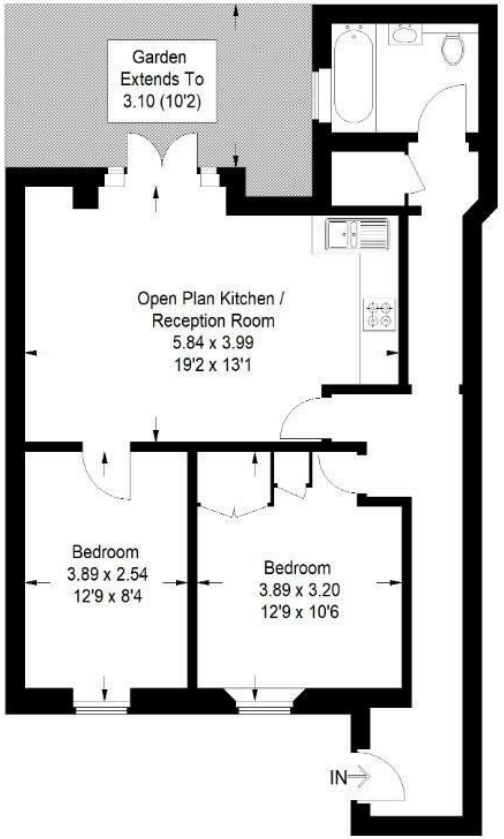
Floorplan

Sydenham Park, SE26

Approximate Gross Internal Area
62.7 sq m / 674 sq ft



Lower Ground Floor

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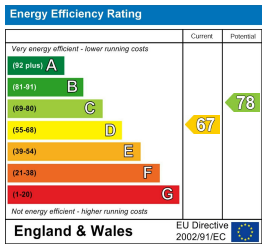

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