



**Larkbere Road, Sydenham**  
Guide Price £675,000



## Property Summary

Propertyworld is proud to offer this fabulous three bedroom, two bathroom mid terrace house with NO CHAIN, GARDEN OFFICE, integrated shed and fully modernised interior to the market. This is a smart, renewed home in a comfortable affordable location, ideal for discerning professionals. The property is design led with clever touches and a conscious nod to the living experience. The renovation, completed by the home owner 2018, includes all new electrics and plumbing, restored fireplaces, internal wall insulation plus under floor insulation on the ground floor.

Larkbere Road is a popular residential road, of period properties, close to Sydenham Road, and ideal for lots of amenities and good local schools. With FREEHOLD tenure, the details include: on the ground floor there is a fabulous lounge to front, with an attractive bay window, stripped wood floor, feature fireplace and bespoke recess storage. Further into the ground floor is the stunning kitchen and open plan dining space which offers the best in modern contemporary living. The finish is fabulous with stripped wooden floors, working open fire, new decor and high ceilings, a range of wall and base matt white units, Quartz worktop, integrated NEFF oven and induction hob, under counter lighting, and patio door to garden. The garden is east facing, neat and tidy with a bespoke brick built GARDEN OFFICE (electrics and heating) and separate bike storage for 2 bikes. On the first floor there are two DOUBLE bedrooms - both beautifully presented, with high ceilings and neutral decor - and a stunning bathroom with three piece suite and walk in shower. On the top floor, in a gorgeous LOFT CONVERSION is the master bedroom with fabulous en suite bathroom. This is a super house, spacious and homely, period yet modern, light and bright complete with a super finish throughout and NO CHAIN.

## Property Summary

- Three bedroom house
- Period property
- NO CHAIN
- GARDEN OFFICE
- Stunning interior
- 3 floors of accommodation
- Excellent location
- Modern, high spec finish
- Two bathrooms
- EPC & Council tax are both D

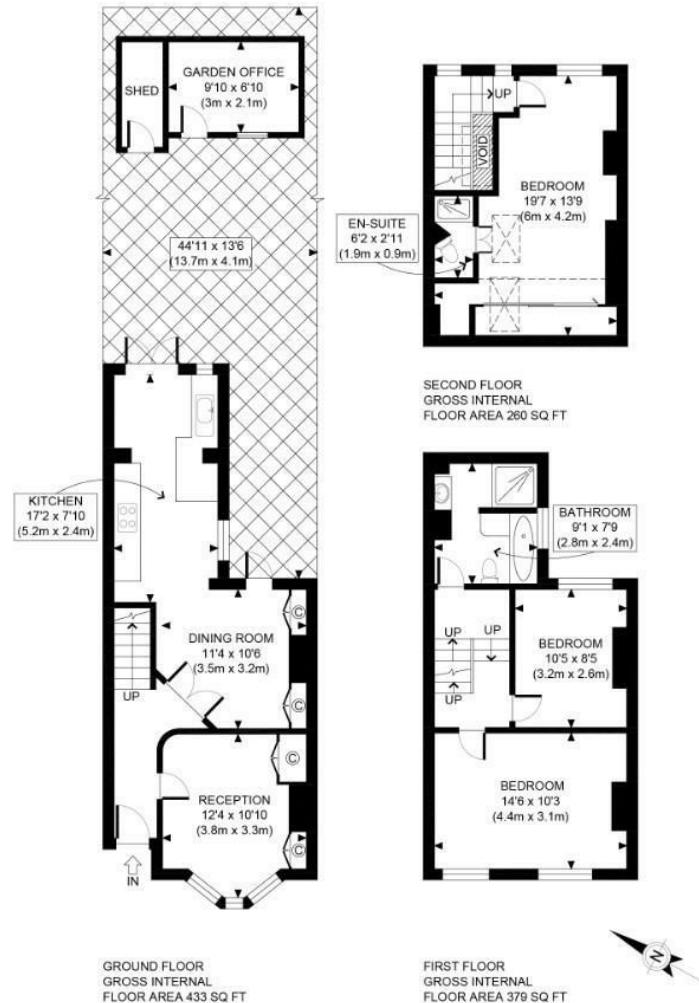
## Our Vendor Loves...

### Our Vendor Loves...

"For some time I've wanted to restore and live in a period property, and as an Australian it was satisfying to do this in the UK. It was particularly satisfying to re lay the original floor boards, restore and reinstate the original fireplaces, including one which is useable, and to use the original slates from the roof to clad the new dormer. I've really enjoyed calling this house my home. During the renovation it was a privilege to get to know some of the old timers in the area. The area has transformed and is my preferred part of Sydenham, with many substantial stores within a 10 minute walk. The renewed home is cosy, well sealed and insulated, and I'm hopeful it will be enjoyed by the next owners."



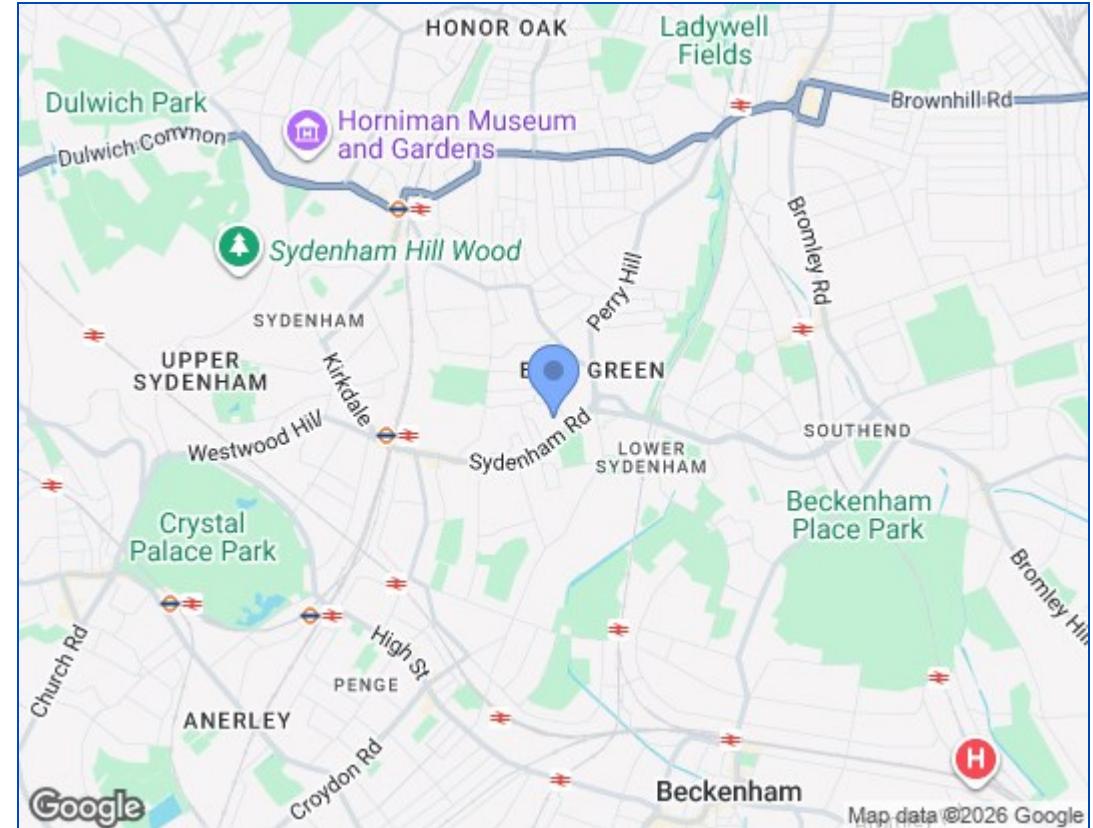




APPROX. GROSS INTERNAL FLOOR AREA WITH GARDEN OFFICE 1139 SQ FT / 106 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARDEN OFFICE 1072 SQ FT / 100 SQM

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.

Larkbare road  
date 05/01/26  
photoplan



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