



Larkbare Road, Sydenham

Offers over £550,000

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Property Summary

Propertyworld is proud to act as sole agents on this fabulous two bedroom mid terrace house with a WEST FACING rear garden and LOFT ROOM. Located on a popular residential road in Sydenham, the house is ideally positioned for all local amenities, transport links, shops and restaurants. The house is spacious in our opinion, with generous room sizes and beautifully presented accommodation throughout. Flooded in light, the house has been lovingly cared for by the current owners and they have created an attractive and cosy home. The details include: a fabulous double reception on the ground floor with stripped wooden floors, neutral decor, feature fireplace and bay window, the kitchen is a great size with an extensive range of wall and base Beech fronted units, tiled floor, oak worktop, spotlights and range cooker, on the first floor there are two bedrooms and a spacious family bathroom which includes a three piece suite, mains shower over bath, terracotta tiled floor and spotlight. The unique element of the house is the super loft room which is an ideal STUDY / OFFICE or spare bedroom if necessary. To rear there is a generous WEST FACING garden with a side return. Be the first to view by calling Propertyworld on 0208 488 0011.

Key Features

- Two bedroom house
- Period property
- Mid terrace
- WEST facing garden
- Loft room
- Double reception
- Spacious bathroom
- Popular residential road
- Flooded in light
- Stripped wooden floors
- Must be viewed



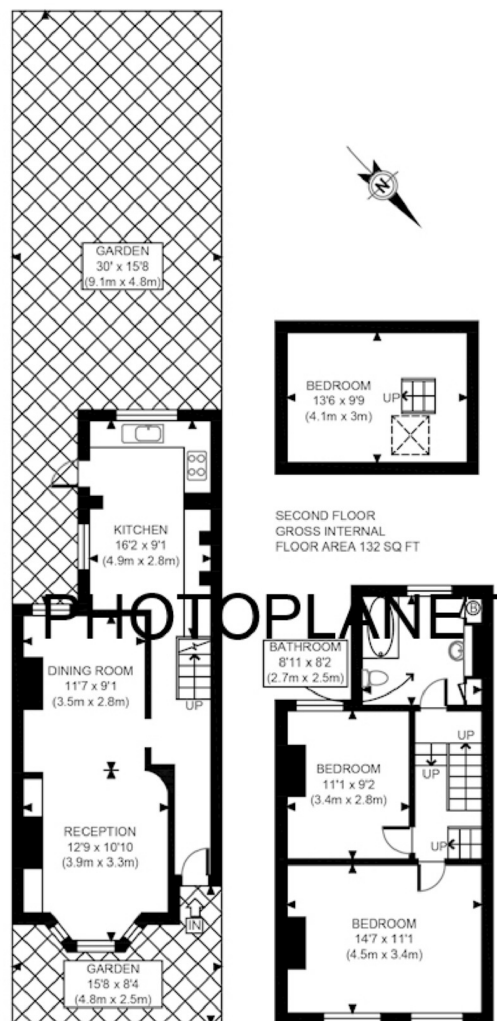
Our Vendor loves...

Our Vendor Loves...

" What can we say..we have absolutely loved living here.. We only planned to be here a few years or so but we are in our 12th year which says it all!! We particularly love the safe haven and peace of our lovely home and garden which has a very private feeling of an oasis of calm aswell as our fabulous home which we have loved, cherished and modernised over the years. The road has a real community, friendly feel and our neighbours are amazing..if we could bring them with us we would!! There's a great array of local amenities such as great local schools, parks and open spaces, restaurants, pubs and shops on your doorstep so what more can you ask for?!! We will miss it alot and hope we are as happy in our new home!"







APPROX. GROSS INTERNAL FLOOR AREA 984 SQ FT / 91 SQM	larkbare rd
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 29/04/22
	photoplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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