



Girton Road, Sydenham

Guide price £750,000

3  1 

## Property Summary

Propertyworld is proud to act as sole agents on this end of terrace three bedroom period beauty with a 70ft WEST facing rear garden. Located on arguably Sydenham's best road, the property is ideally positioned for all local amenities, shops, restaurants, amenities and transport links. With beautifully proportioned accommodation throughout, generous rooms and high ceilings, this is a super house packed with period charm.

The house includes: on the ground floor - a charming lounge to front with high ceilings, neutral decor, feature fireplace, high spec laminate floor and bay window, to rear there is a second reception / dining room, separate but open kitchen and conservatory. On the first floor there are three bedrooms ( 2 x dbs, 1 sgl) and a modern family bathroom. There is also a large and convertible loft above (subject to obtaining the correct permissions and certificates). The rear garden is a joy..70ft WEST facing with a large mature lawn to centre and raised decked patio for entertaining. Be the first to view by calling Propertyworld on 0208 488 0011.

## Key Features

- Three bedroom house
- Period property
- End of terrace
- WEST facing garden
- Fabulous location
- Popular road
- CHAIN FREE
- Two receptions rooms
- Convertible loft
- 70ft rear garden
- Must be viewed



## Our Vendor loves...

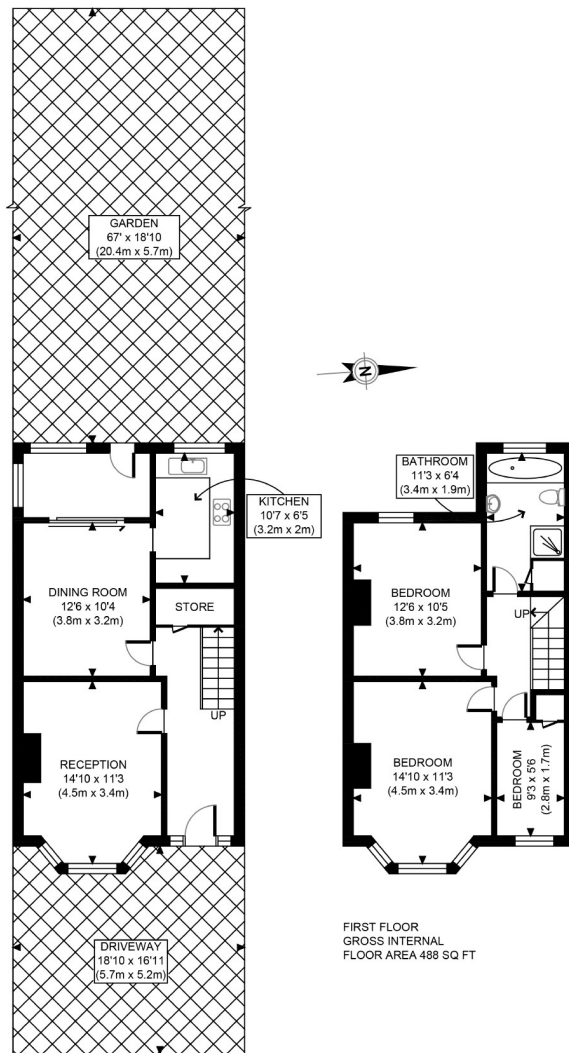
Our Vendor Loves....

"We bought the house in the 2000s to raise our two children. We love Girton Road, lovely community to raise children. We have so many happy memories with annual street parties and trips to the chef's delight. Now our children have flown the nest we have decided to move on to the next stage of our life. We wish the next family as much love from this home as our family received".



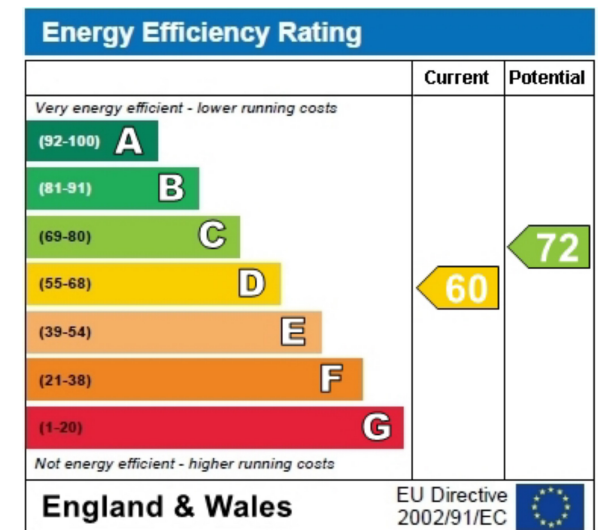






GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 550 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1038 SQ FT / 96 SQM	Griton Road
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: 01/06/22
	photoplan



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