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Tannsfeld Road, London, SE26 5DF

Guide Price £950,000 to £975,000

Property Images

















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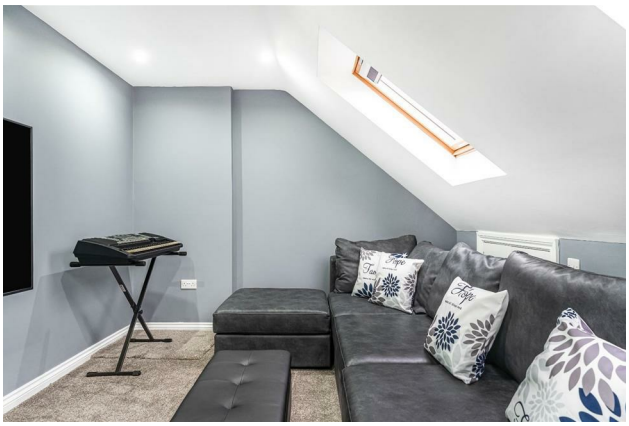














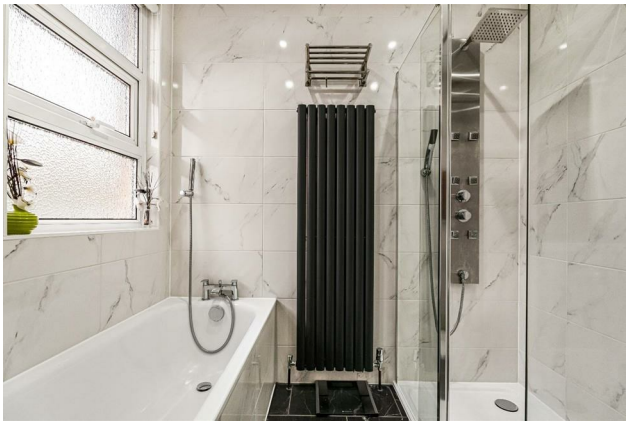
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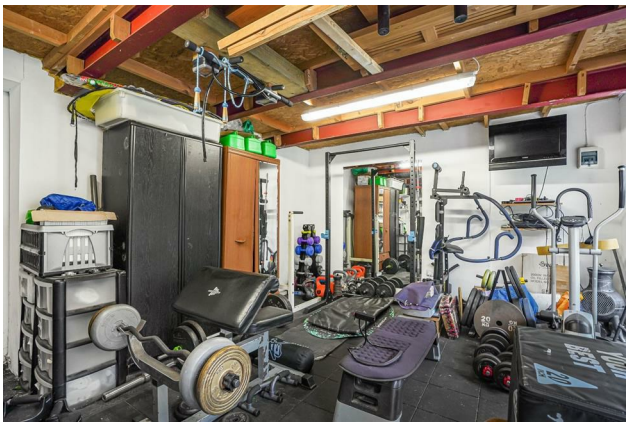
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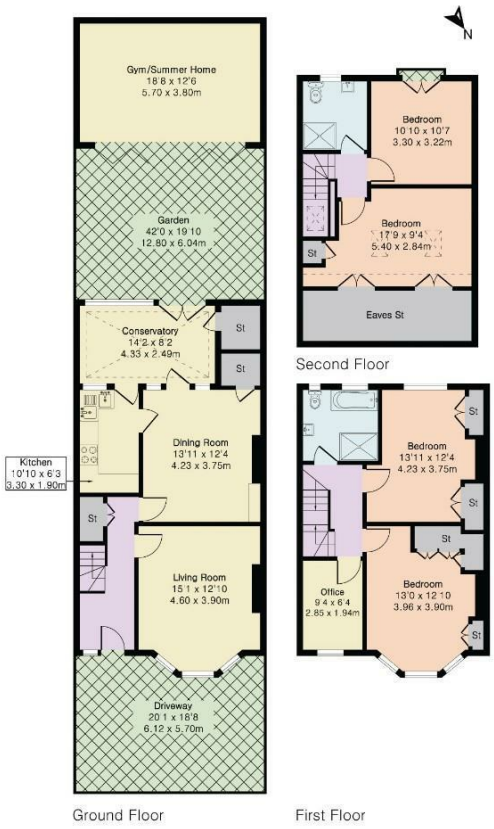




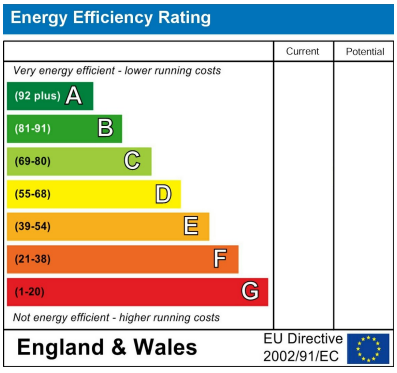
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Approximate Gross Internal Area 1615 sq ft - 149 sq m
(Excluding Outbuilding)
Ground Floor Area 700 sq ft – 65 sq m
First Floor Area 533 sq ft – 49 sq m
Second Floor Area 382 sq ft – 35 sq m
Outbuilding Area 236 sq ft – 22 sq m



EPC



Map



Details

Type: House - Terraced Beds: 5 Bathrooms: 3 Receptions: 2
Tenure: Freehold

Asking Price: £975,000

Tenure: Freehold

Situated in the heart of Sydenham this five bedroom, three bathrooms property offers approximately 1,850sqt of living space. Spread across three floors and with a front and back garden, off-street parking and a brick-built outbuilding used as a dual purpose office and gym this property offers everything a family looking for a home in the local area are looking for.

Situated in Forest Hill, Sydenham Hill the area offers a plethora of shops, restaurants and amenities as well as good schools, great transport links, parks and green spaces.

Features

- Substantial 1930's layout: 4 double bedrooms with 5th set up as a home office • Arranged over nearly 1,850sqft • Idealm location: situated just off of Sydenham's bustling high street • Excellent transport links: 5 minutes walk to Sydenham and 10 to Penge Station • Two family bathrooms and an additional downstairs WC • Sunny, south-west facing garden with an additional brick-built gym • Ideal ground-floor layout in order to make a substantial extension • Off-Street Parking • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

Asking Price £975,000

Tenure: Freehold

Local Authority: London Borough of Lewisham (Council Tax Band D)

Overview

Situated on a quiet residential road just off Sydenham’s vibrant, ever-developing High Street, this substantial 1930s mid-terrace family home offers nearly 1,850 sq. ft. of versatile living space arranged across three floors. Combining solid period proportions, immediate liveability and exciting future scope this home presents a rare opportunity for a buyer looking to secure a quality SE26 home and tailor it to their own lifestyle. Complete with valuable off-street driveway parking and a sunny, south-west facing rear garden featuring a solid brick-built garden gym, the property delivers exceptional practicality in an unbeatable location.

Stepping inside, the ground floor opens with a bay-fronted reception room, followed by a central dining area and lean-to conservatory. A dedicated guest WC serves this level for everyday convenience. For forward-thinking buyers, the real highlight lies in the ground-floor layout. While the current compact kitchen and lean-to are fully functional, the space offers prime scope to open up and extend across the rear. This creates an exciting opportunity to design an expansive, light-filled open-plan kitchen, dining and family hub that connects seamlessly out to the garden.

The upper levels provide a well-balanced, flexible layout ideal for growing families or remote working. The first-floor hosts three bedrooms, including two generous doubles and a third smaller room currently utilised as a home office, alongside a family bathroom. Moving up to the top level, an impressive loft conversion reveals a second bathroom and two further rooms: a large double bedroom and a versatile fifth bedroom currently arranged as a movie room.

Outside, the rear garden enjoys a prime south-west orientation, capturing afternoon and evening sun for outdoor dining and family relaxation. At the foot of the garden sits a solid, brick-built outbuilding equipped with power, providing an ideal setup for a dedicated home gym, office studio, or creative workspace. To the front, the private driveway provides essential off-street parking, a significant premium for a home positioned right off the high street.

The location offers complete convenience for everyday living, transport and schooling. Tannsfeld Road sits moments from Sydenham High Street's expanding mix of independent cafes, artisan bakeries, gastropubs, and local shops. Commuters benefit from exceptional connectivity, with Sydenham Station just a 5-minute walk away for London Overground services and direct National Rail trains into London Bridge, while Penge East Station is reached within 10 minutes for direct high-speed links to London Victoria. Outstanding local education is also close at hand, with both Sydenham High School (GDST) and Sydenham School located within easy walking distance.

This property is offered with Synchronised-Move™, a fully managed strategy offered by Hunters and Parker James that aligns sale and purchase timelines to minimise chain friction and ensure a smooth transition into your new home.