



**Mayow Road, London**

Offers In Excess Of £875,000



4



2



2



E



## Property Summary

Propertyworld is proud to offer this stunning four bedroom 1920s semi with WEST FACING garden to the market. This gorgeous house, is located within the THORPE CONSERVATION AREA and is only a short stroll to beautiful MAYOW PARK and the heart of Sydenham High Street. Great schools, lots of amenities, shops and cafes are on the door step, yet the house is calm and quiet with a relaxing and peaceful vibe. Flooded in light, this fabulous family house benefits from spacious and beautifully proportioned accommodation, with big rooms and lots of period features. The details: the house is handsome with a well maintained frontage and a landscaped front garden with a high spec BIKE STORE. On entering you immediately sense the style within and are drawn to the size of the entrance hall and beautiful tiled floor. To front, is a spacious yet cosy lounge with a working fire and attractive surround, finished with neutral decor and fitted carpet, there is a wonderful downstairs W.C and WET ROOM which has been recently installed and finished to the highest specification. To rear, the vendors have created a stunning entertaining and dining space (with a convenient play room or office space attached) by opening the kitchen and second reception room. The room is flooded in light, with direct access via patio doors in to the stunning west facing rear garden. The kitchen has an extensive range of wall and base shaker style units, quartz worktop, fabulous rangecooker, beautiful wood floors and a large and very brilliant pantry cupboard. On the first floor, there are FOUR bedrooms - all nicely presented, flooded in light and in keeping with this beautifully presented family house plus a spacious and well appointed family bathroom. The loft above is large and convertible - with the correct permissions / certification (a close neighbour has just obtained permission and set a precedent) plus to rear is a generous, beautifully tended WEST FACING rear garden

Sydenham Sales  
 020 8488 0011  
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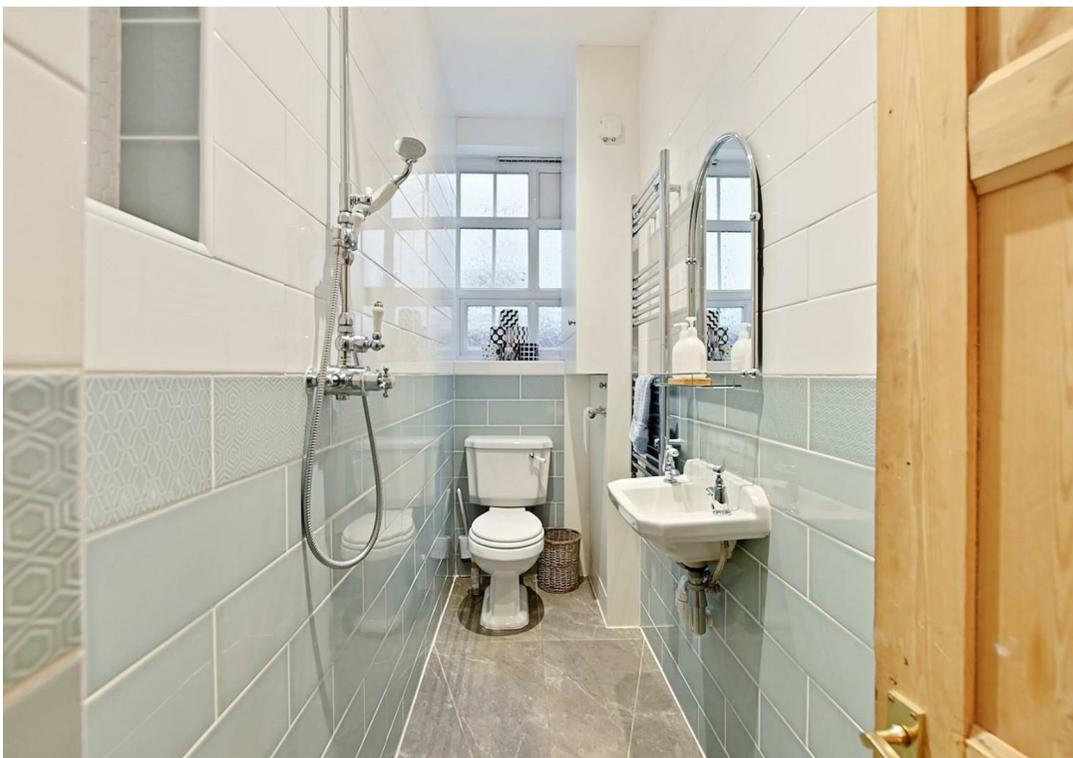
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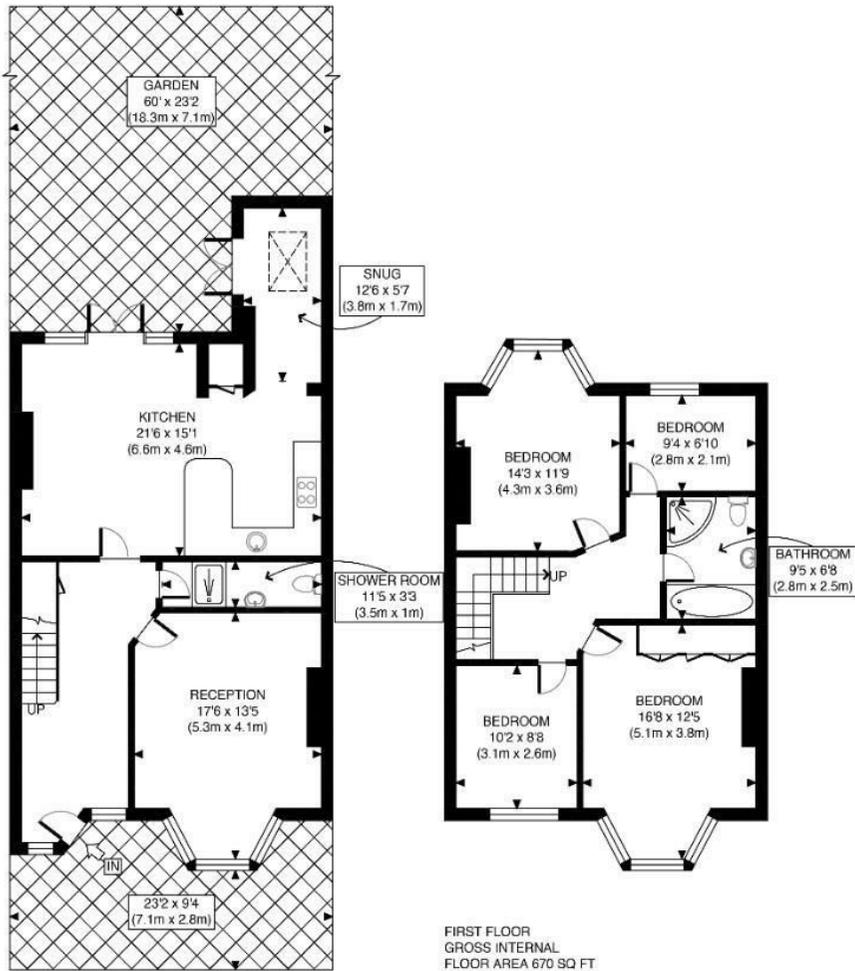
- Four bedroom house
- 1920's semi detached
- WEST facing garden
- Spacious family home
- Flooded with light
- Stunning kitchen / diner
- Two bathrooms
- Conservation area
- Convertible loft
- EPC rating is E, council tax is D

## Our Vendor Loves...

We've lived here for the best part of ten years now and fell in love with the house the first time we saw it. There are so many gorgeous original Edwardian features including the fabulous black and white tiled floor in the hallway, parquet floor in the kitchen, fireplaces in most main rooms and the beautiful wooden cabinets built in to the hall and landing. The mature, sunny garden has been cleverly planted so that there's colour and interest all year round. Our favourite spot has to be the sociable kitchen diner, which we had knocked through. We've had so many brilliant parties here, with guests spilling out into the garden. The immediate neighbours on the road are all really friendly, and we're on the edge of the Thorpe Estate, so are part of the very active facebook group and join in with the various street parties and events they hold throughout the year.





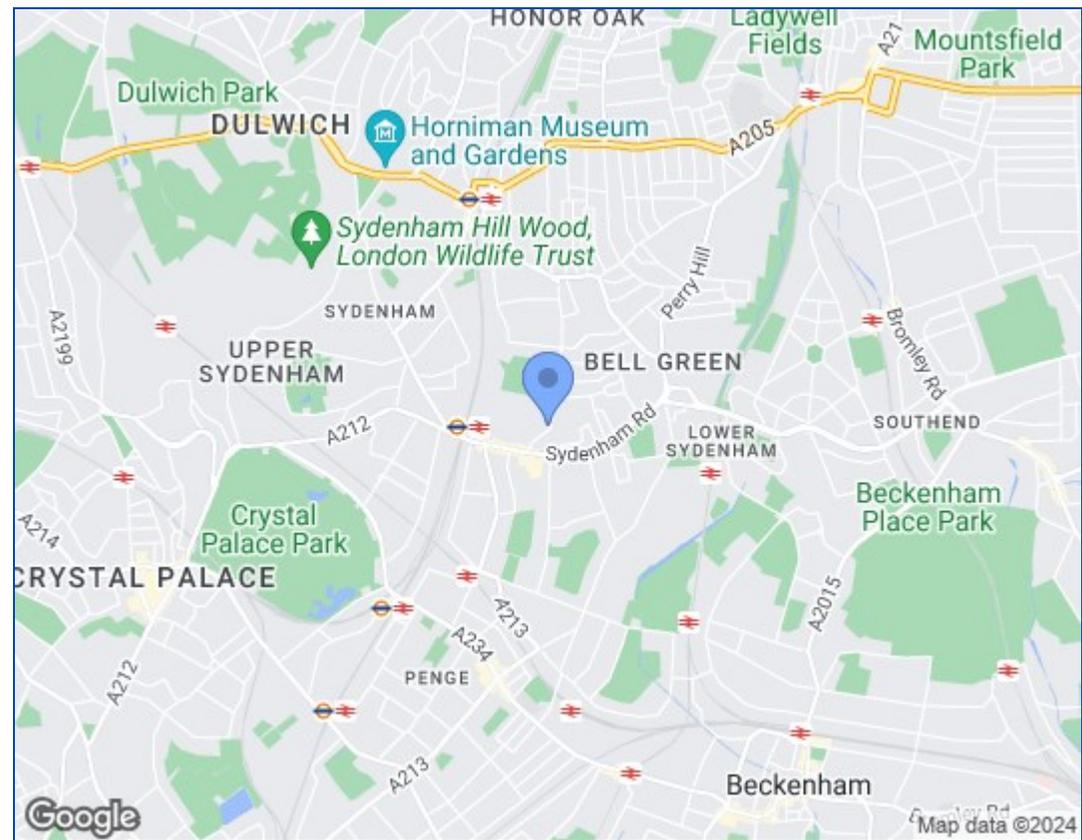


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 795 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 670 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 1465 SQ FT / 136 SQM	Mayow 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: 08/02/24 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		48	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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