



**Girton Road, London**

Asking Price £800,000



## Property Summary

Propertyworld is proud to offer this gorgeous three bedroom house with a beautiful GROUND FLOOR EXTENSION & WEST FACING garden to the sales market. This stunning house is located on one of Sydenham's most popular roads, full of similar period properties, only a stones throw from all local amenities, shops and transport links. With easy access to MAYOW PARK and lots of great primary schools, this is the perfect house for families. The property itself is spacious and beautifully presented. With lots of natural light, beautifully proportioned accommodation and a stunning ground floor extension, the house offers a stylish, spacious yet homely feel. The details include: on approaching this handsome house you can appreciate the pretty and well maintained front garden and notice how well the house has been looked after. On entering you are struck by the prettiness of the hallway and excellent condition. To front, is a fabulous lounge which includes a beautiful bay window to front, feature fireplace, picture rail and gorgeous ceiling detail, to rear is a stunning kitchen / diner housed in the ground floor extension with a high spec engineered wooden floor, bi fold door leading to the beautiful rear garden, an extensive range of grey wall and base shaker style units, integrated appliances, quartz worktop, rangecooker, spotlights and so much more. A simply fabulous stylish room. On the first floor there are three bedrooms (2 x dbs, 1 x sgl) - all beautifully presented and in keeping with this fabulous house - plus a super family bathroom with a gorgeous tiled floor, three piece white suite and walk in shower. Above is a large and convertible loft (with the correct permissions and certification). The rear garden is mature and has been lovingly cared for by the current owner, laid mainly to lawn, west facing with a range of plants and shrubs and stone patio leading directly from the house. EPC rating is C, council tax is D. Call Propertyworld to view.

## Property Summary

- Three bedroom house
- Period property
- Ground floor extension
- WEST FACING garden
- Fabulous location
- Family house
- Convertible loft
- Stunning interior
- EPC rating is C
- Council tax band is D

## Our Vendor Loves...

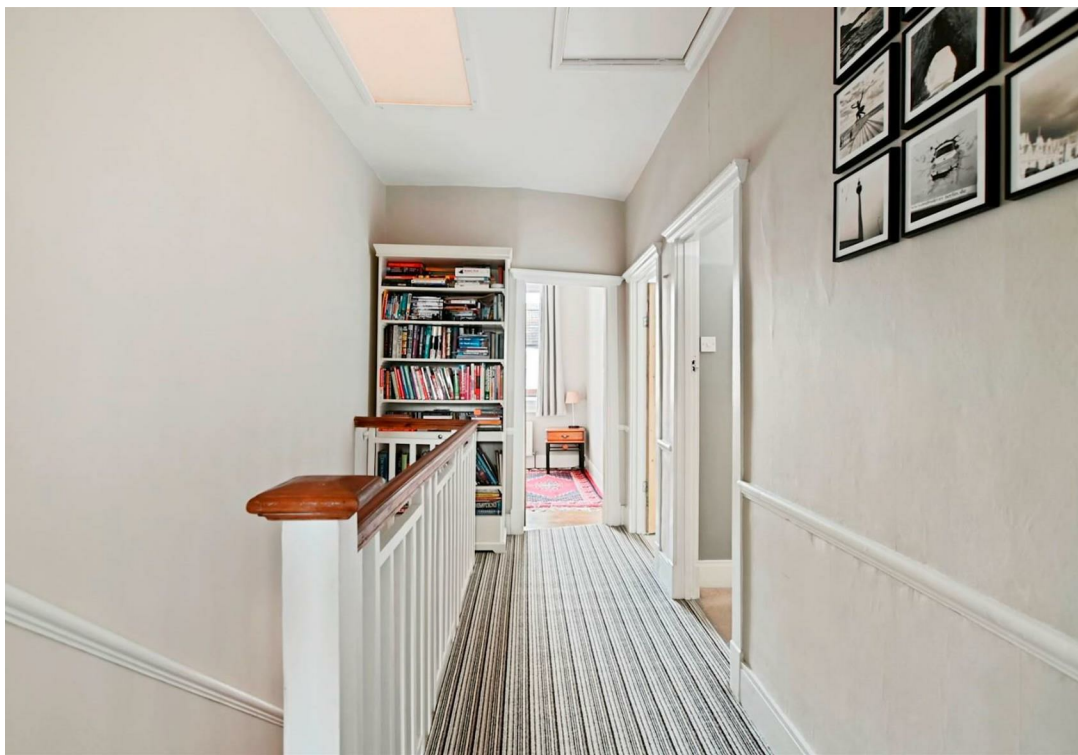
Updating the house has been a labour of love for me, and I'll be sad to leave it after so many happy years. There are so many things about it that I'll miss; I particularly love the west-facing, sunny back garden, which is such a calm and peaceful space, and full of nature – perfect for a BBQ, or just a glass of wine or two! I'll miss the garden room with the beautiful bifold doors, which is the perfect space for entertaining, and makes the house feel so bright, airy and spacious.

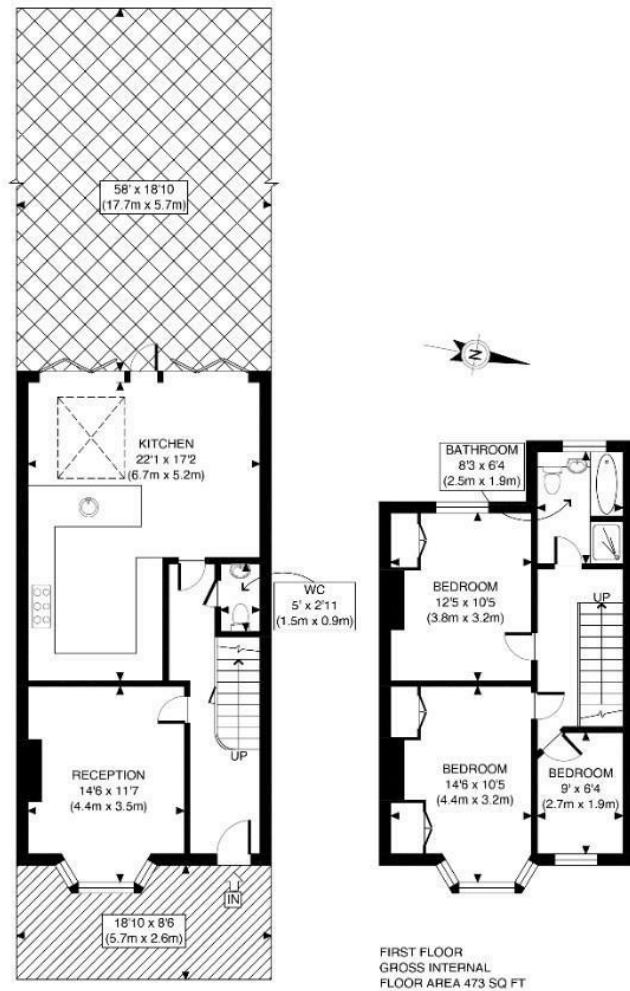


Sydenham Sales

020 8488 0011

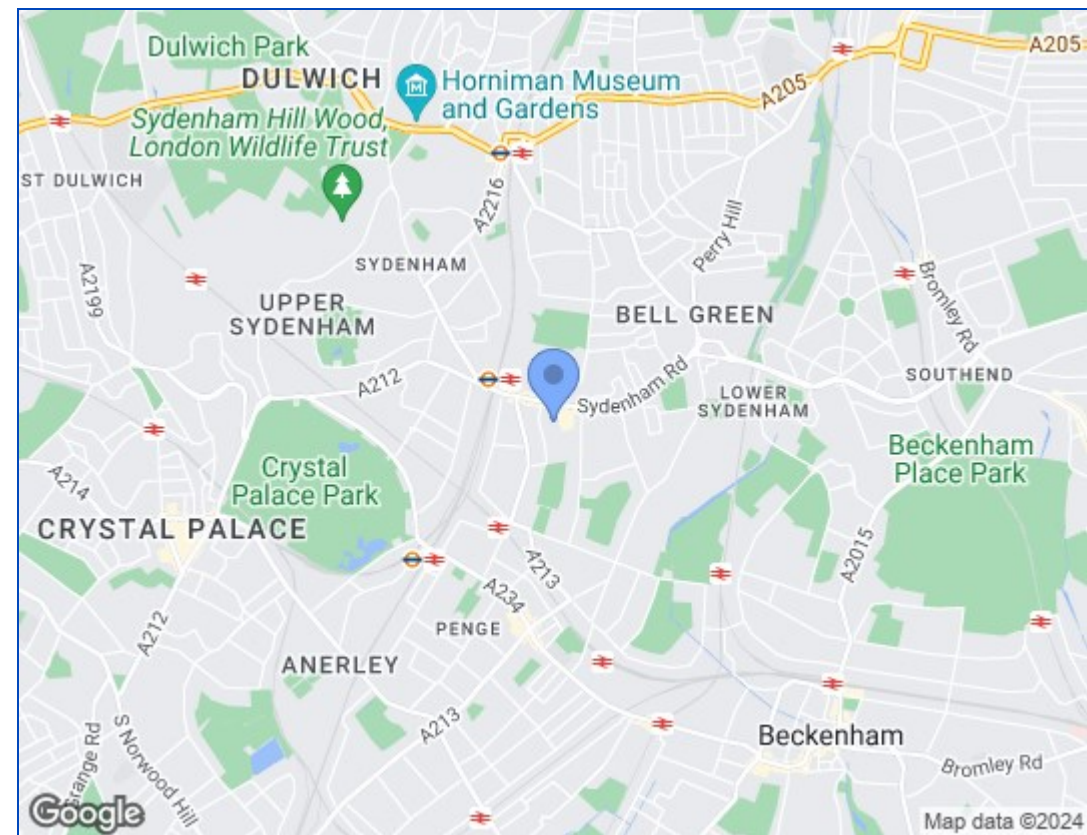
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**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 611 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 1084 SQ FT / 101 SQM	Girton 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: 05/02/21
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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