



**Venner Road, London**

Asking Price £1,150,000



5



2



2



D



## Property Summary

A beautiful five bedroom (4 dbs, 1 sgl), semi-detached Edwardian house with a gorgeous ground floor extension offered for sale by Propertyworld. This stunning house is located on one of Sydenham's best roads and is ideally positioned for 2 mainline stations, all the amenities and eateries of Sydenham, plus good local schools and is walkable to Crystal Palace Park. The house also benefits from off street parking, gorgeous landscaped west facing garden, two bathrooms, cellar, utility room & the option of extending into the loft. The property is super spacious, flooded in light and benefits from beautifully proportioned accommodation throughout.

A family house, the details include: you enter into a spacious and attractive entrance hallway, with lots of period touches and a charming, warm feel. To side is the double reception room which extends 26ft and is a beautiful family space. With underfloor heating, a feature fireplace, bay window to front and double aspect, it's a bright and stylish space, perfect for family gatherings and nights in front of the telly. There is a super convenient and spacious ground floor utility room and shower room, plus a large, dry cellar, ideal for storage. The ground floor's most striking space is the renovated and extended kitchen / diner to rear with sliding doors which open into the fabulous rear garden. Thoughtful design with a laser focus on practicality, functionality and finish, the room is a masterpiece. Exposed brick and steel beams combine with soft / warmer elements such as the shaker style units and wood effect floor. Its a beautiful space and the engine of the house. Maybe best of all, the renovation created a fabulous walk in pantry. The layout on the first floor is different from most and this really adds to the uniqueness and feel of the house, as well as creating a lovely reading nook by a flank window. There are four doubles and a large family bathroom. All beautifully presented and flooded in light. Call PW to see

## Property Summary

- Five bedroom house
- Period property
- Semi detached
- Ground floor extension
- Off street parking
- WEST facing garden
- Utility room
- Two bathrooms
- Underfloor heating & HIVE
- EPC rating is D / Council tax is F

## Our Vendor Loves...

Our Vendor Loves..

"We love relaxing in the house and garden after the 25+ years we've spent turning it into a home. The new kitchen layout makes it easy to enjoy the outside and inside, regardless of the weather and we'll especially miss all that storage space in the attic and cellar".

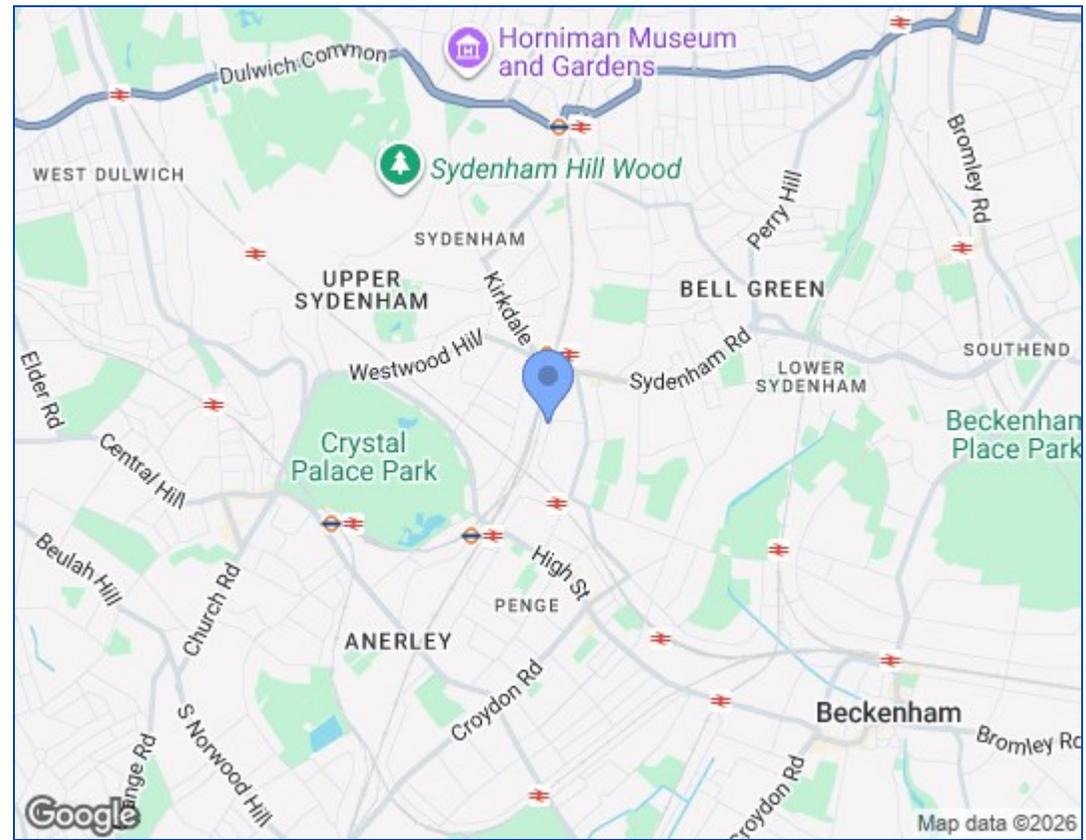
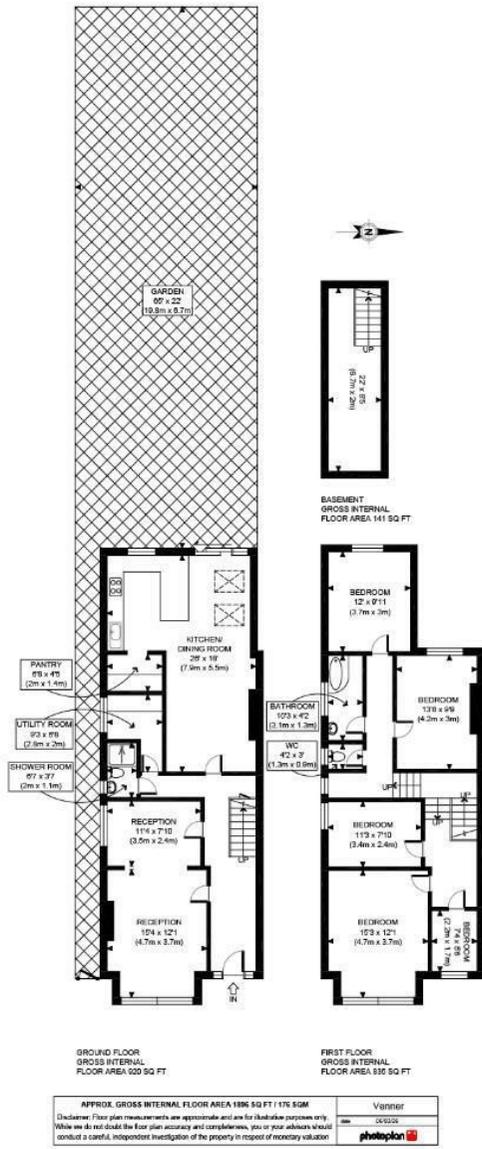


Sydenham Sales

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
		60	75
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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