



**Larkbere Road, London**  
Guide Price £625,000



## Property Summary

Guide Price: £625,000 - £650,000

Propertyworld is proud to offer this CHAIN FREE end of terrace three bedroom house. Built less than 10 years ago, this "new build" has been designed, stylistically, with a nod to the period properties that dominate locally, but has been finished with the most modern standards and specs. It benefits from spacious accommodation laid out over three floors, beautiful proportions, timber decked patio and tidy rear garden plus a super modern kitchen and bathroom. The energy rating is an incredible B with underfloor heating on the ground floor, modern double glazing throughout and a HEAT PUMP.

The house is a blank canvas and offered in excellent condition throughout. The details include: on the ground floor - the kitchen / diner is modern with a space for a dining room table and chairs, attractive bay window to front, an extensive range of high gloss white units, integrated appliances, lots of worktop space and spotlights, the lounge is located to rear with double glazed patio doors leading to the private rear garden. With a stunning engineered wood floor, spots lights and neutral decor, this is a fabulous room. There is a large ground floor W.C (that can be easily converted to a shower room). On the first floor there are TWO DOUBLE bedrooms - the master includes a wall of built in wardrobes and views into the garden, plus a modern family bathroom with a three piece suite, shower over bath and tiled walls. The top floor houses a gorgeous third bedroom with eves storage, neutral decor and juliet balcony. This is a spacious, modern house, with beautifully proportioned accommodation and lots of natural light.

Larkbere Road is a popular residential road of mainly period properties, close to lots of parks, Sydenham Road (with its array of cafes, eateries and shops) and within the catchment of lots of excellent schools.

Offered CHAIN FREE and with FREEHOLD tenure, we invite you to make an early appointment to view.

## Property Summary

- Three bedroom house
- Modern, end of terrace
- CHAIN FREE
- Downstairs w/c
- Less than 10 years old
- Modern architecturally designed
- Excellent location
- Three storeys of accommodation
- Must be viewed
- EPC RATING IS B

## Our Vendor Loves...

### Our Vendor Loves..

"This was our first family home, and it has been such a special place for us and our two children. From the moment we moved in, we loved the bright, spacious living areas that became the heart of our family life. The three large bedrooms gave everyone their own space, and the garden was a wonderful place for the children to play and for us to spend time together. We appreciated being close to good schools, local parks, and excellent transport links to the city and Canary Wharf, which made day-to-day life so convenient. This home holds many happy memories and we hope the next owners will enjoy it just as much as we have".



Sydenham Sales

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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