



**Tannsfeld Road, London**  
Asking Price £775,000



## Property Summary

A beautiful CHAIN FREE, 1930s end of terrace terrace house on one of Sydenham's best roads offered to the market by Propertyworld. With a WEST FACING rear garden, OFF STREET PARKING and ground floor extension is the house is very rare. Available for the first time in over 50 years, this beautiful home is looking for a new family and a little love. TANNSFELD ROAD is a very popular, residential road of similar properties - ideally positioned for Sydenham high street, mainline station (London Bridge & Overground), lots of shops and cafes plus PENGE EAST station. (Victoria).

The house has been a much loved family home for over 50 years and was well tended during this period but now requires new owners who wish to give it new lease of life and create their own, happy, safe nest. The basic details are: on the ground floor there are two glorious reception rooms with stunning period features and lots of light, a spacious galley kitchen. which opens directly into the charming ground floor extension / conservatory plus the mature and well tended WEST FACING garden. On the first floor there are three bedrooms - 2 x dbs, 1 sgl - and a family bathroom. Above is a large loft, ideal for a conversion - subject to obtaining the correct permissions and certification. EPC rating is D, council tax is D.

This is a rare opportunity and we invite you to make an appointment to view by calling Propertyworld on 0208 488 0011

## Property Summary

- Three bedroom house
- 1930s end of terrace
- CHAIN FREE
- WEST FACING garden
- OFF STREET PARKING
- Ground floor extension
- Fabulous location
- Family house
- Rare opportunity
- EPC rating is D, council tax is D

## Our Vendor Loves...

We have loved living in 26 Tannsfeld Road. We moved here many years ago looking for more space, easy access to the high street, and good transport links, and found all of these in abundance. It's been a lovely house in which to have children, see them thrive, and then babysit their children in due course. The garden has seen many football, swing ball, and table tennis tournaments. The lovely dining room, always delightfully cool in the summer, has hosted many Sunday lunches for the whole extended family. We're sorry to leave it, but hope to pass it on to someone who will love it as much as we do.





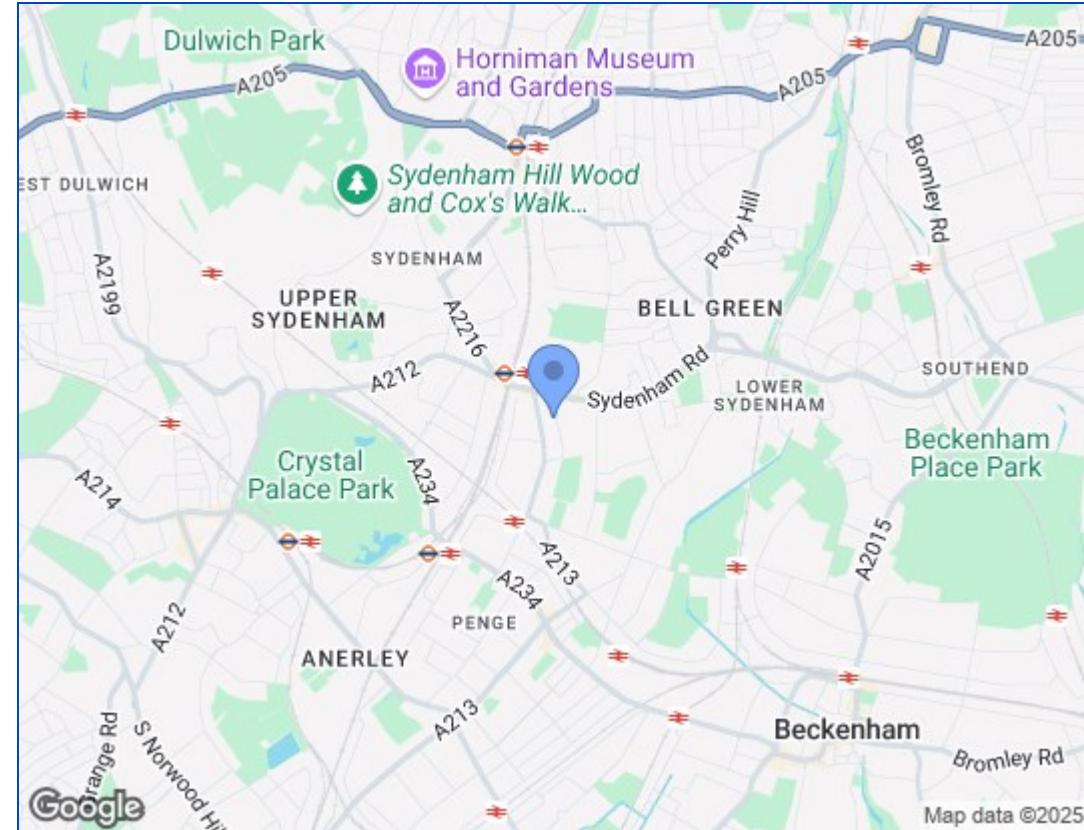


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 645 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 545 SQ FT

| APPROX. GROSS INTERNAL FLOOR AREA 1190 SQ FT / 111 SQM   | Tannsfield Road                               |
|--|---|
| <p>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</p> | <p>date 23/04/25</p> <p><b>photoplans</b></p> |

Sydenham Sales  
020 8488 0011  
www.propertyworlduk.net



| 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                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.