

MOUNT ASH ROAD, SYDENHAM, SE26

FREEHOLD

GUIDE PRICE £800,000 - £825,000



SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

FEATURES

Wonderful Sympathetic Styling
Period Features
Large Open Plan Living Area
Sweeping Panoramic Views
Planning Permission Granted for
Extension



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Beautifully Presented Two / Three Bedroom Period Home over Three Elegant Floors.

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Enjoying a notably tasteful rustic finish throughout, this wonderful two/three bedroom period home is awash with sympathetic styling, period charm and perfectly executed contemporary additions. The accommodation flows over three floors to include a huge open plan living area, two further versatile rooms (which can be used as either living or slumber space), another large top floor double bedroom, family bathroom and handy guest wc. It supplies some fantastic panoramic views from the upper floors. Planning has also been granted for a single storey rear extension meaning you can further enhance the floorspace!

This wonderful and mature street is peaceful and stocked with similarly handsome period homes. Transport's no worry - a mere 12 minute walk will take you to either Forest Hill or Sydenham stations, with fast and frequent trains to London Bridge and Charing Cross. The hugely popular London Overground Line will whisk you hither thither. You can be on the Jubilee Line at Canada Water in around 15 minutes! The locale is filled with social endeavours including The Moustache cafe, 161 food and wine bar, Mont 58 coffee roasters and cafe and St David's coffee house. Billings butcher and fishmonger is very popular as is Henwen's Butcher & Deli. Keeping fit? There's the tennis courts in Sydenham Wells Park and we love long walks in the much celebrated Sydenham Hill Woods.

The exterior is handsome and well maintained. Entering on the upper ground floor you find a most inviting hall with glorious leafy wallpaper, stripped timber flooring and complimentary painted ceilings. A double room sits left, separated by double original doors and with a triptych of arched sash, it has gorgeous shutters on the lower panes. The rear section of the room, currently arranged as a double bedroom, enjoys garden views and the first of that sweeping southern vista.

Heading downward via an original staircase you find that magnificent open-plan kitchen/diner/living area with more aged timber floors and a contemporary kitchen. There's a lovely island with solid oak counters and breakfast bar. Appliances include a four ring induction hob, oven, integrated fridge/freezer and full size dishwasher. There's a further front access point beyond the dining area - great for transporting mucky dogs and kids.

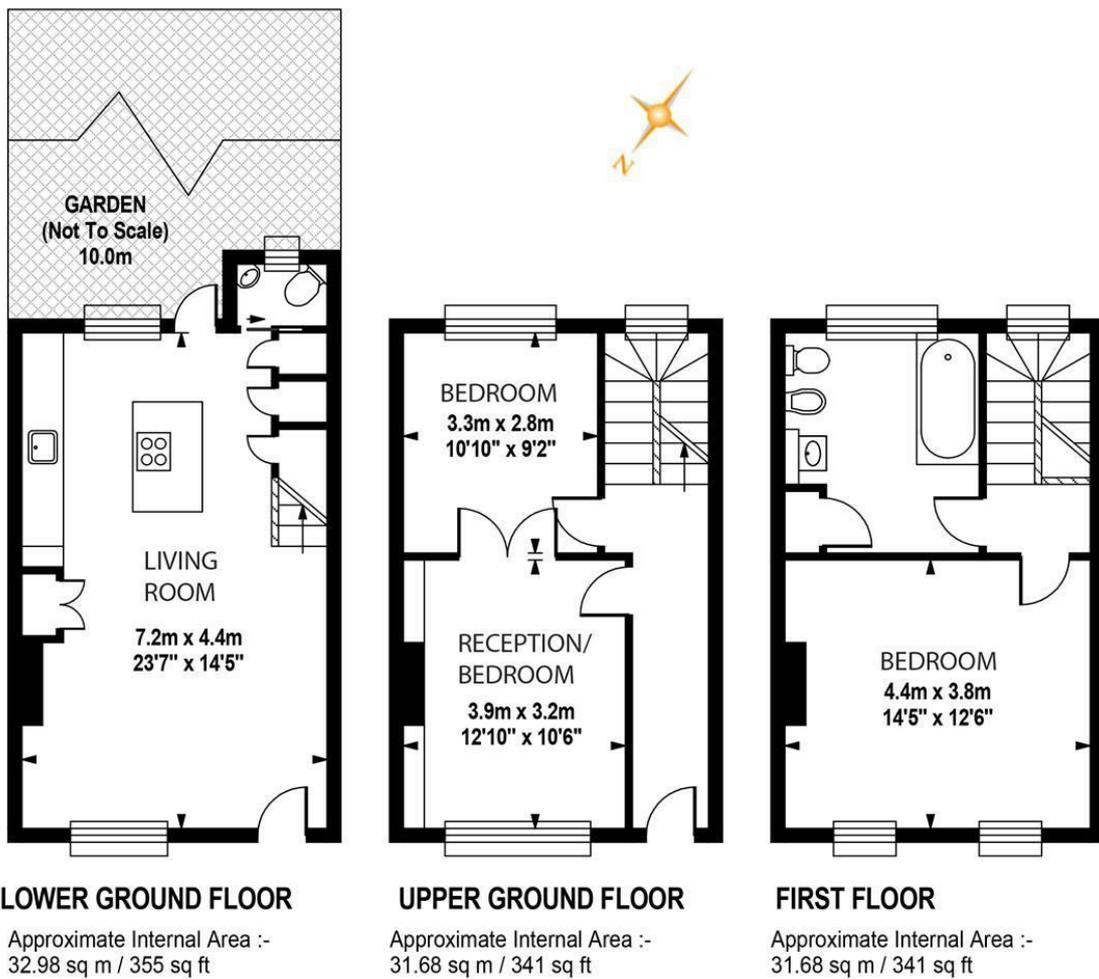
A cute wc tucks to the rear under the stairs and there's nifty understairs storage too. The garden is accessed from here. It's split level, paved and private. The sky really seems bigger in this part of London! Upward to the first floor, pause on the return for more amazing views. The master bedroom fronts the street with earthy wall tones, fitted storage and more timber flooring. The bathroom completes the tour with twin wash hand basins, period style loo and a swanky roll top bath.

For the nippers, rest assured you are positioned within the Eliot Bank school catchment area. The 176 bus runs along Kirkdale heading for Oxford Circus. The Journey Cafe supplies the perfect spot for a morning coffee - or some afternoon vino! Hibagon Sushi and Grill is also proving a real hit with the locals. Forest Hill Pool had an impressive refurb a few years back and you can grab a yummy latte in The Journey Cafe on Kirkdale. The big shop is sorted by nipping over the hill to Forest Hills Sainsbury's. Parks are plentiful in this neck of the woods; you have Dulwich Woods, Dulwich Park, Crystal Palace Park and the local Sydenham parks (Wells, Mayow and Cator) all within easy reach.

Planning application DC/23/132219 confirmed as Construction of a single storey lower ground extension to the rear, together with alterations to enclose the front existing walkway at 14 Mount Ash Road SE26.

Tenure: Freehold

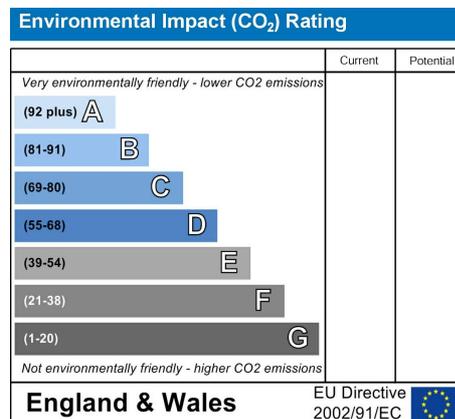
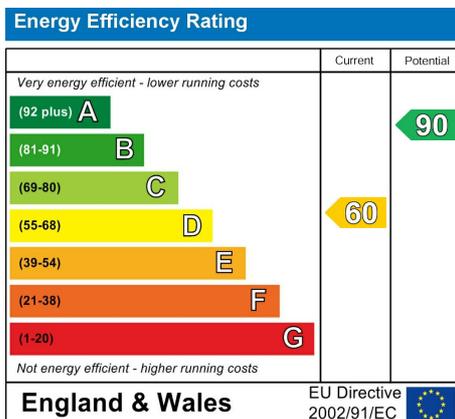
Council Tax Band: D



TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 96.34sq m / 1037 sq ft
Measurements for guidance only / not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

