

PARKER JAMES

ESTATES

Established since 1995



Venner Road London SE26 5JQ

- GUIDE PRICE £1,300,000 TO £1,400,000
- 2,400 sqft incl. 200 sqft cellar. Fully extended Victorian end-of-terrace
- 5 double bedrooms
- 2 family bathrooms with an additional ground-floor powder room
- Superb local schools
- SYNCHRONISED-MOVE a fully managed strategy aligning the sale and purchase
- 28' expansive kitchen/diner and family room
- South-facing, low-maintenance garden
- Excellent transports links, close to both Sydenham and Penge East
- Easy access to the high streets of both Sydenham and Penge

Guide Price £1,300,000

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GUIDE PRICE £1,300,000 to £1,400,000. Adore Property in association with Parker James Estates, is proud to present this substantial five double-bedroom, two-bathroom Victorian family home extends to over 2,400sqft and occupies a prime position on one of Sydenham's most sought-after residential roads.

Beautifully extended for modern family living, the property combines grand period proportions, impressive 3-metre ceilings and a low maintenance south-facing garden. Offering exceptional entertaining space alongside generous bedroom accommodation, this is a superb family home combining character, space and practicality.

The impressive double-through reception rooms feature a large bay window, beautiful fireplaces and excellent natural light, creating versatile living spaces.

To the rear lies the heart of the home: a magnificent 28ft kitchen, dining and family room. Flooded with natural light from overhead skylights and opening directly onto the garden via bi-fold doors, this superb space is designed for modern family life and entertaining. A separate utility space and guest powder room complete the ground floor.

Arranged across the upper floors are five well-proportioned double bedrooms and two family bathrooms, offering flexibility for growing families, home working and multi-generational living.

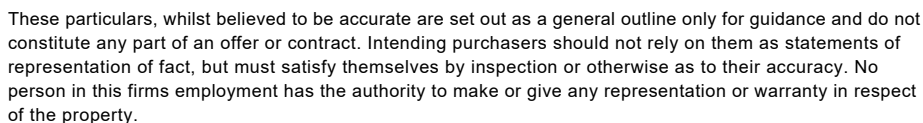
Further benefits include a substantial loft footprint of approximately 200sqft offering future potential (subject to permissions and consents), together with a large cellar extending to over 200sqft providing excellent storage.

Perfectly positioned between Sydenham and Penge East stations, the property offers excellent connections into London Bridge, Victoria and the wider London Overground network. Sydenham High Street, with its independent cafés, restaurants and amenities, is also within easy reach.



Directions





Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(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

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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