

**HARVEY &
WHEELER**
ESTABLISHED 1855

14 BORDER ROAD
SYDENHAM, SE26 6HB



A detached double-fronted family house in a quiet road within the Lawrie Park Triangle area of Upper Sydenham. With an impressive front garden and carriage driveway that includes hard standing for several cars and access to the garage, the property is well located for Sydenham High School, Crystal Palace Park and Sydenham Wells Park. Other nearby schools include Dulwich College and Dulwich Prep & Senior.

The gross internal area of the house is approximately 2,402 sq ft (223 sq m) excluding the loft space, garden house and shed. The house would benefit from some refurbishment and there may be scope to extend the accommodation, subject to the necessary planning consents.

The ground floor offers a spacious reception room with glass sliding doors at the rear leading to a snug/office which opens onto the magnificent rear garden. There is a second large reception room with a wide bay window at the front. The kitchen/dining room and a third reception room are both opening onto the mature rear garden measuring 95'2 x 60'0 (29m x18.30m) with a patio, mature trees, bushes, plants and a sweeping lawn. Additionally, there is a separate WC and storage space.

On the first floor, the light and airy landing, featuring a tall stained glass window, gives access to three double bedrooms, a single bedroom, family bathroom and shower room.

The nearest stations are Sydenham and Penge West with direct services to London Bridge and the Docklands via the Overground line/Windrush line. Penge East is also nearby with direct trains into London Victoria and connecting services to St Pancras International.

EPC Rating D. Tax Band G.



ACCOMMODATION

- | | |
|---------------------------------------|---------------------------------|
| 4 Bedrooms | 3 Reception rooms |
| 2 Bathrooms | Kitchen/Dining room |
| Ground floor WC | Snug/office |
| Garage | Garden house |
| Front garden/Carriage driveway | Mature large rear garden |

£1,675,000



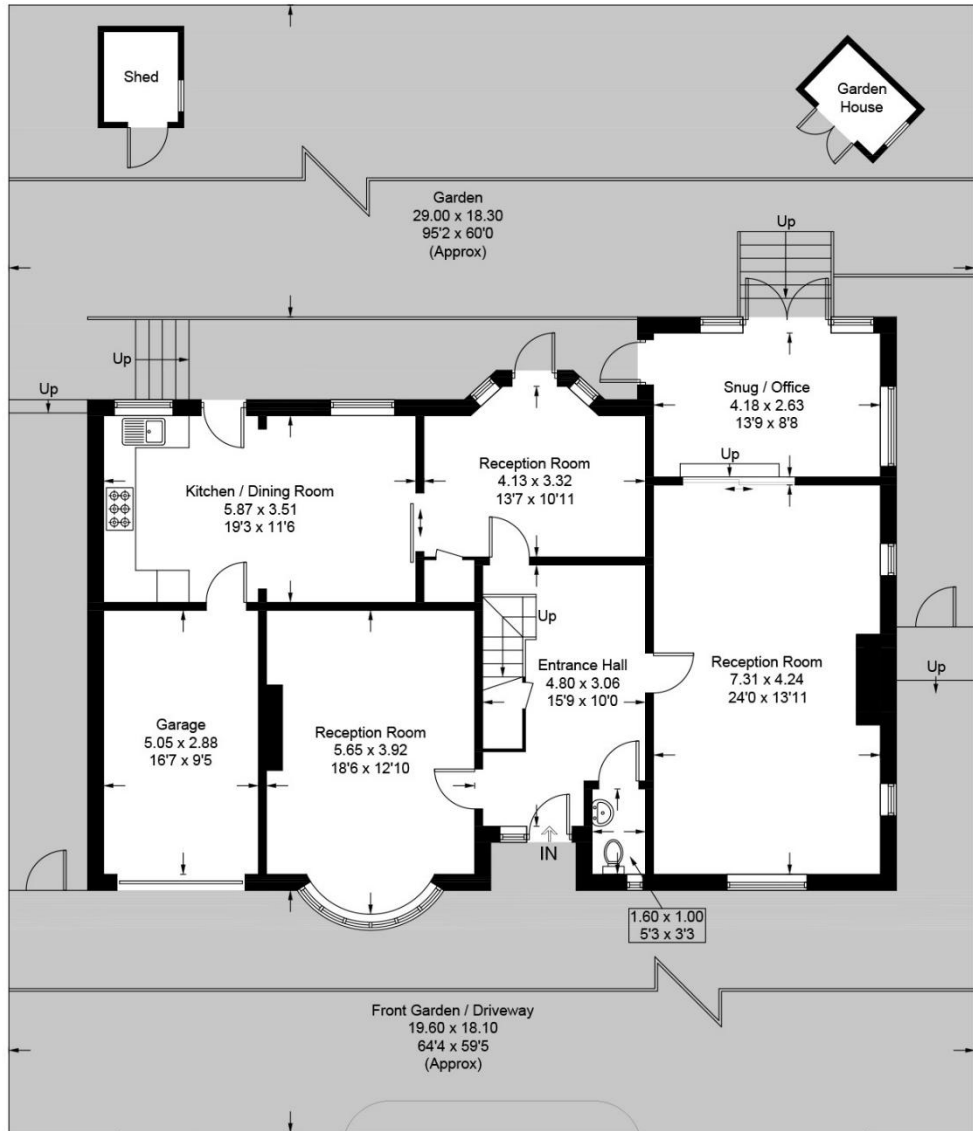




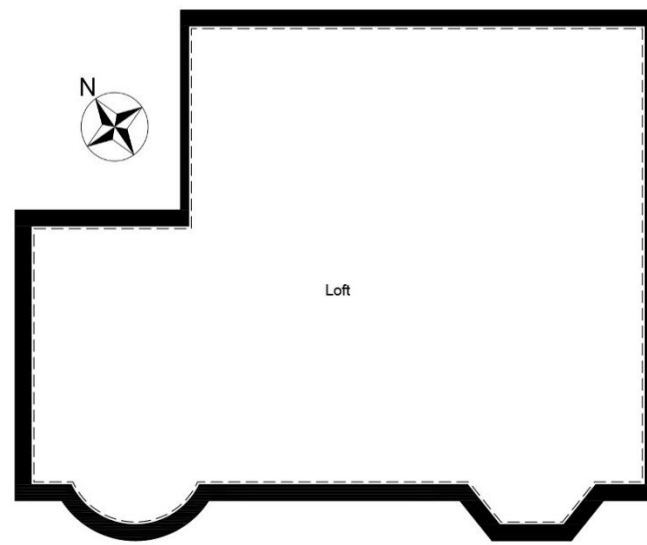


Border Road, Sydenham, SE26

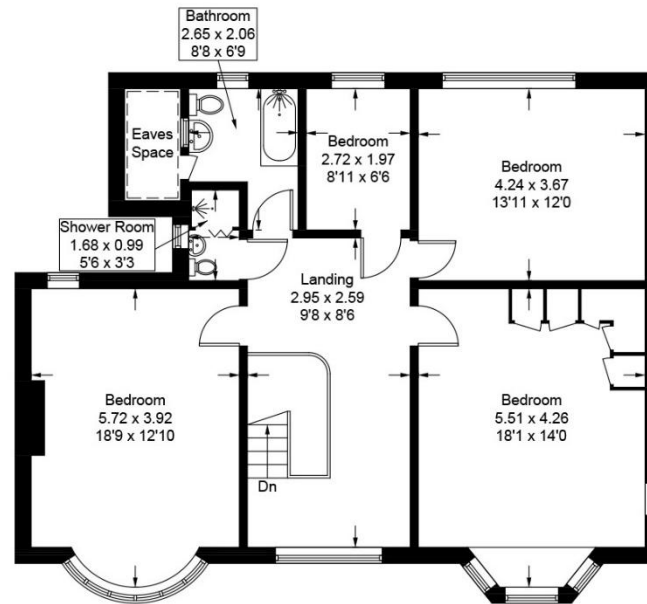
Approximate Gross Internal Area = 223.2 sq m / 2402 sq ft
 (Including Garage / Excluding Shed / Garden House & Eaves Space / Loft)



Ground Floor



Loft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1221028)

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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