

**HARVEY &
WHEELER**
ESTABLISHED 1855

9 LAWRIE PARK AVENUE
SYDENHAM, SE26 6HA



A substantial Tudor style, detached, double-fronted family house with a gross internal area of approximately 3,356 sq ft (311.8 sq m) and a well maintained south facing garden measuring 56'1 x 38'11 (17.10m x 11.85m). There is a driveway providing ample parking and an integral garage. There may be scope to improve and extend the house subject to any necessary consent.

There is a porch area leading to a spacious hallway on the ground floor where there is a large reception room with double doors opening onto the conservatory overlooking the garden. There is also a second reception room with double doors opening into the kitchen/dining room. Adjoining the kitchen there is a well appointed utility room with double doors leading to the garden. Additionally there is a ground floor WC, wet room and access to an upstairs self-contained double bedroom and shower room, ideal for family staying or separate accommodation for a nanny.

A spacious landing on the first floor leads to five double bedrooms, all of which have fitted storage, as well as the family bathroom, an en suite bathroom and an en suite shower room. The seventh double bedroom is on the second floor along with a bathroom and plenty fitted storage in the eaves.

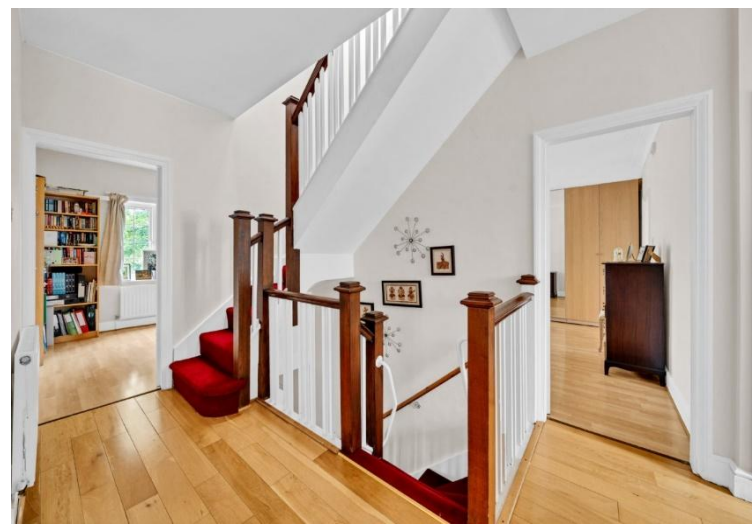
The property is within the Lawrie Park Triangle area of Upper Sydenham and is well located for Sydenham High School, Crystal Palace Park and Sydenham Wells Park. Other nearby schools include Dulwich College and Dulwich Prep & Senior. Nearby stations include Sydenham, Penge West and Crystal Palace (via the park) with direct services to London Bridge, Victoria and East London via the Windrush line. Penge East is a similar distance. EPC Rating E.

ACCOMMODATION

Detached double fronted family house	7 Double bedrooms
Kitchen/dining room	Ground floor wet room and WC
Two large reception rooms	Self contained bedroom suite
Conservatory	Driveway and garage
Utility room	South facing garden

£1,750,000









Lawrie Park Avenue, SE26

Approximate Gross Internal Area = 311.8 sq m / 3356 sq ft

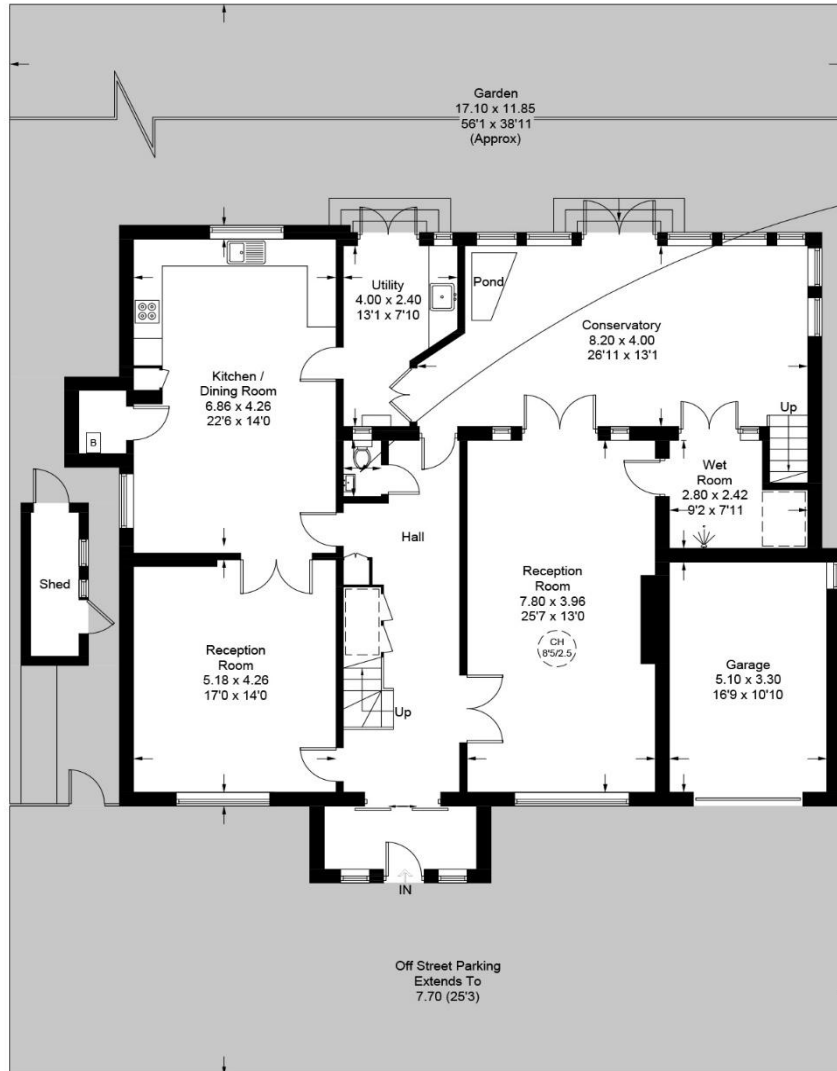
(Excluding Reduced headroom)

Reduced headroom = 13.0 sq m / 140 sq ft

Garage = 17.2 sq m / 185 sq ft

Total = 342.0 sq m / 3681 sq ft

(Excluding External Shed)



Ground Floor



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. (ID1233965)

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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