



£775,000

4 bedroom semi-detached house

Venner Road
Sydenham

Read all about it...

This 4-bedroom semi-detached house is ideally situated on a residential street in the heart of Sydenham, offering significant potential with over 1,721 sqft of internal space that requires complete modernisation. Conveniently located just 0.3 miles from Sydenham station, the property provides easy access to various local amenities, including; pubs, restaurants, independent shops, and green spaces such as Crystal Palace Park and Mayow Park.

Currently split as two separate dwellings, the ground floor features an entrance hall with a porch, and two living areas - one at the front with a bay window and another at the rear with French doors opening to the garden. Additionally, there is a dining room, kitchen area, bathroom, and the bonus of a garage. On the first floor, you'll find four double bedrooms, another laundry area with a door leading to the garden, and a bathroom. The rear of the property boasts a southeast-facing garden.

In summary, this property presents an excellent opportunity for individuals eager to reimagine the space, whether by renovating it as a single house or converting it into two separate flats. With no onward chain, this property is a fantastic renovation opportunity ready and waiting for the right buyer.

GROUND FLOOR

Porch

1.81m x 1.47m (5' 11" x 4' 10")
Pendant ceiling light, fitted carpet.

Hallway

Pendant ceiling lights, understairs cupboard, fitted carpet.

Lounge

4.33m x 4.24m (14' 2" x 13' 11")
Pendant light, bay window, double-glazed window, picture rail, built-in cupboards, radiator, fitted carpet.

Reception Room

4.16m x 3.92m (13' 8" x 12' 10")
Pendant light, French doors to the garden, picture rail, radiator, fitted carpet.

Dining Room

4.47m x 2.63m (14' 8" x 8' 8")
Stripped light, double-glazed window, storage cupboard, radiator, fitted carpet.

Kitchen

2.34m x 1.87m (7' 8" x 6' 2")
Stripped light, double-glazed window, door to the garden & the garage, sink, tiled flooring.

Bathroom

Stripped light, windows, storage cupboard, sink, bathtub, WC, tiled flooring.

Garage

4.53m x 3.37m (14' 10" x 11' 1")

FIRST FLOOR

Hallway

Pendant ceiling light, fitted carpet.

Bedroom

3.55m x 2.87m (11' 8" x 9' 5")
Double-glazed window, wall-to-ceiling cornice, picture rail, radiator, fitted carpet.

Bedroom

4.21m x 3.56m (13' 10" x 11' 8")
Pendant ceiling light, bay window, double-glazed window, wall-to-ceiling cornice, picture rail, radiator, fitted carpet.

Bedroom

3.81m x 3.43m (12' 6" x 11' 3")
Pendant ceiling light, double-glazed window, built-in wardrobe, fireplace, fitted carpet.

Bedroom

3.43m x 2.63m (11' 3" x 8' 8")
Pendant ceiling light, double-glazed window, built-in wardrobe, fireplace, fitted carpet.

Laundry Room

2.69m x 2.15m (8' 10" x 7' 1")
Stripped light, window, door to the garden, sink, tiled flooring.

Bathroom

Stripped light, window, bathtub, sink, WC, tiled flooring.

OUTSIDE

Garden



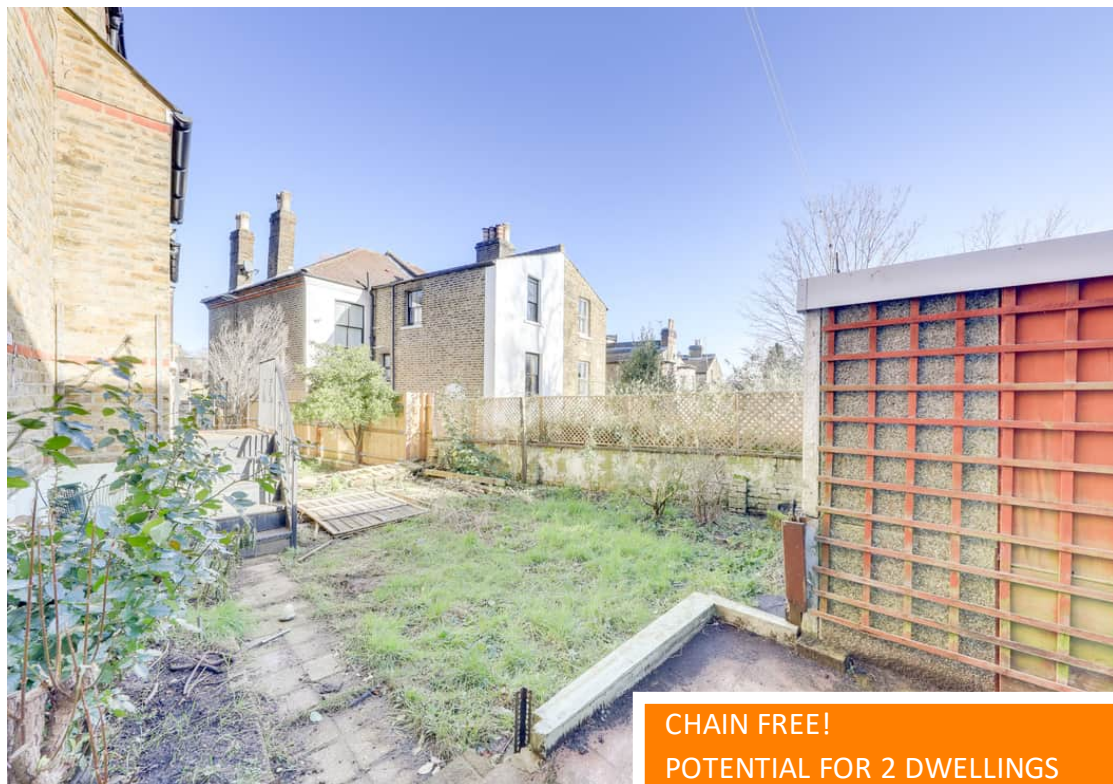
Total Area: 159.9 m² ... 1721 ft² (excluding garden)

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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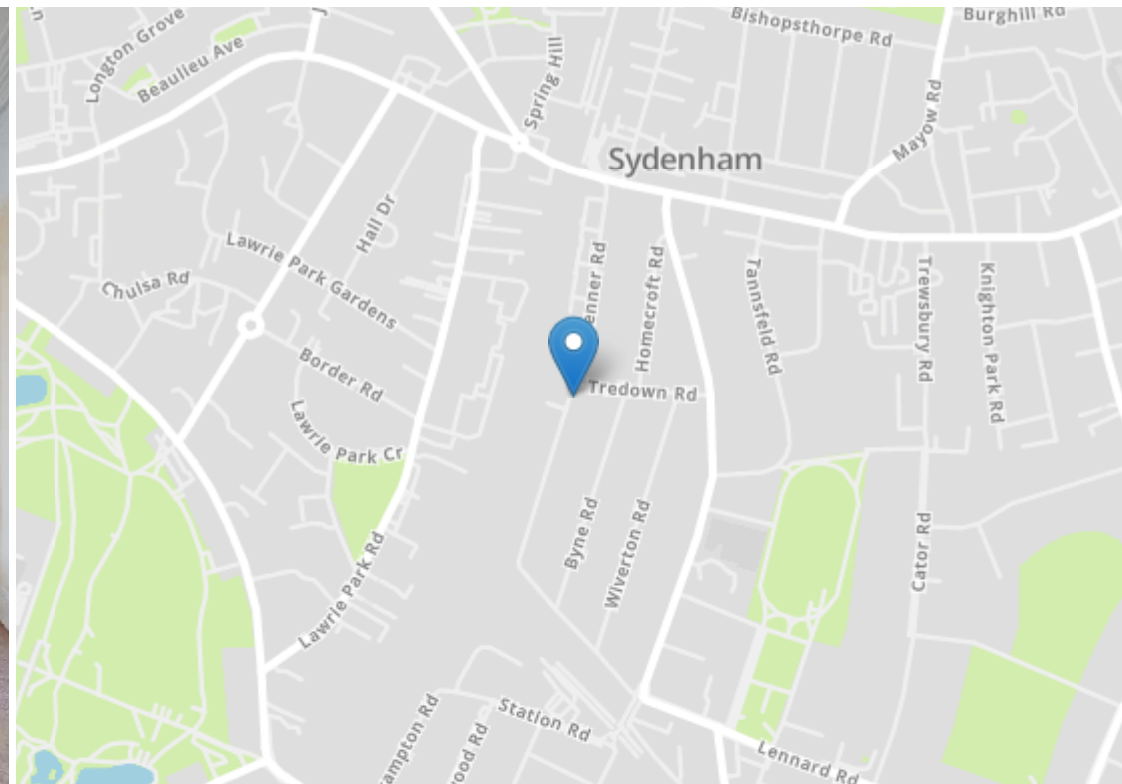
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC



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