



Longton Avenue, SE26 | £1,000,000

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In General

- Superb 1930's semi detached family home
- Peaceful Park views
- Two receptions
- Four bedrooms
- Original features inc. Crittall windows
- South facing garden of 100 ft
- Off street parking and garage
- Crystal Palace Park and triangle nearby
- Chain free

In Detail

A beautifully preserved 1930s semi-detached home, cherished by the same family for over forty years, occupying an elevated position in sought-after Upper Sydenham. Perfectly situated opposite Wells Park and within easy reach of excellent transport links, highly regarded schools, and an array of local amenities.

A paved pathway leads through a front garden, framed by shrubs and showcasing a mature Pampas, leading to the double fronted entrance that immediately feels welcoming.

The first reception room is warm and inviting, featuring a beautiful fireplace and dual aspect windows that capture serene park views, an ideal spot to unwind. Across the hall is a further reception / dining room with a large square bay window and charming wood burner. To the rear, the kitchen leads into a conservatory and the expansive gardens. The layout offers excellent scope for reconfiguration or extension (subject to the usual consents), allowing future owners to tailor the space to their own needs and style while retaining the home’s original character.

The South facing garden of approximately 100ft, is a true highlight of the home, tiered and thoughtfully arranged to create a series of distinct outdoor zones including a generous patio providing the perfect setting for outdoor dining and entertaining, framed by lush planting and views across the garden. Steps lead up to a raised level with a lawn, ideal as a children’s play area surrounded by mature trees, herbaceous borders and flowering perennials that ensure year round colour and privacy. Upstairs, three of the four bedrooms enjoy peaceful, leafy outlooks, a testament to the home’s enviable setting.

Further benefits include off-street parking and a garage.

Longton Avenue is one of Upper Sydenham’s most desirable addresses, a broad, tree-lined road moments from both Sydenham Hill and Sydenham Overground stations, as well as local coffee shops, restaurants and of course, Wells Park directly opposite.

EPC: D | Council Tax Band: F



Floorplan

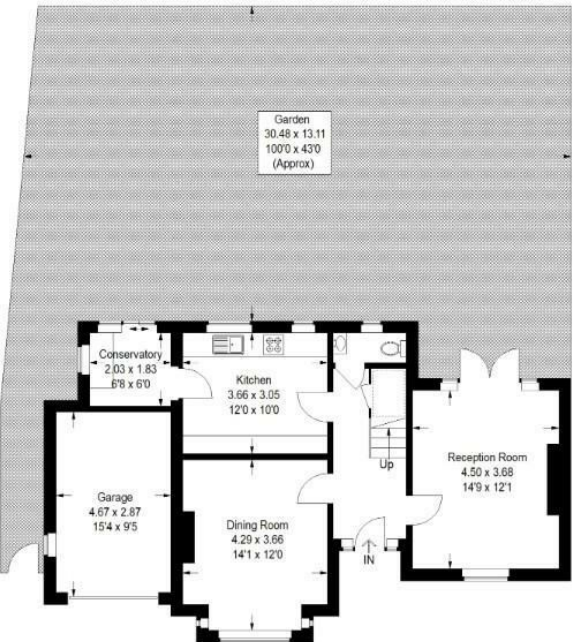
Longton Avenue, SE26

Approximate Gross Internal Area
113.4 sq m / 1221 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 126.8 sq m / 1365 sq ft



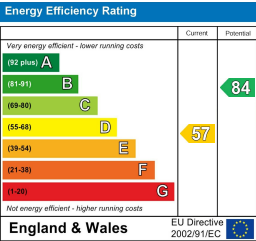
First Floor

Reduced headroom below 1.5 m / 5'0"



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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