



## property description

Requiring refurbishment and updating throughout, CHAIN FREE BUYERS ONLY! 9 Kent House Rd is a substantial property with a floor space of just over 150 m<sup>2</sup> (1615 sq ft) distributed on 4 floors, the last of a graceful row of Victorian town houses in the heart of Sydenham. The main entrance to the property is via the front garden, by an external staircase leading to the raised ground floor. An ideal Family home needing updating with 4 double bedrooms, 2 bathrooms, a double reception, an exceptionally large separate kitchen leading on to a conservatory family room/diner with double glazed glass roof opening onto a mature back garden. The accommodation is very flexible and well suited to adapt to the needs of growing family. The house is well located within easy walking distance of 4 train stations, Lower Sydenham, New Beckenham, Penge East and Sydenham. With connections to the Overground and direct trains to Victoria and London Bridge (approx 17 minutes) as well as Clapham Junction, Croydon (direct train to Gatwick), Lewisham (DLR) and Hackney, and more. Buses run from Sydenham ...

## property features

- 4 bedroom Victorian family home
- Fully fitted kitchen and utility room

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