



## Chelsfield Gardens, Sydenham

Offers Over £375,000



## Property Summary

Propertyworld is delighted to present this stunning, one bedroom, ground floor maisonette with an incredible wrap around landscaped garden with share of freehold in popular Chelsfield Garden, Sydenham. The property has been lovingly upgraded by the current owner with great attention to detail, care and an abundance of style. The owner hasn't simply concentrated on the cosmetic finish; electrics have been upgraded, all the windows have been replaced with double glazing and it has a new boiler.

You enter to the side through your own front door. The décor is neutral and uber modern, the flooring a blend of solid oak and stylish tiles. The reception to the front benefits from an incredibly large window that floods the room in natural light. At over 17ft long it is generous space, with clean lines, and bags of room to chill and entertain. The finish is reminiscent of a 5 star boutique hotel. The bedroom has fully fitted wardrobes providing ample storage, with a large patio door leading to the decked rear garden. The bathroom, also fully refurbished, boasts an oversized walk-in shower, integrated sink and heated towel rail. The kitchen is large enough for a dining area and has been partially upgraded with new flooring, and solid oak worktop. Like everything in this property, the styling is on point.

Garden wise you have so much choice. There is a stunning rear garden that extends along the side and runs to nearly 52 ft. There is also hard landscaped front garden. The outside space has been designed to create a peaceful zen like space, that is easily maintained, with different zones and areas to suit different moods, and times of the day.

Chelsfield Gardens is a quiet close off Sydenham Park Road, equidistant from Sydenham and Forest Hill town centres. You have a two mainline train stations close by. a huge range of independent shops, cafes, restaurants and gastropubs at your disposal and an abundance of green spaces and parks.

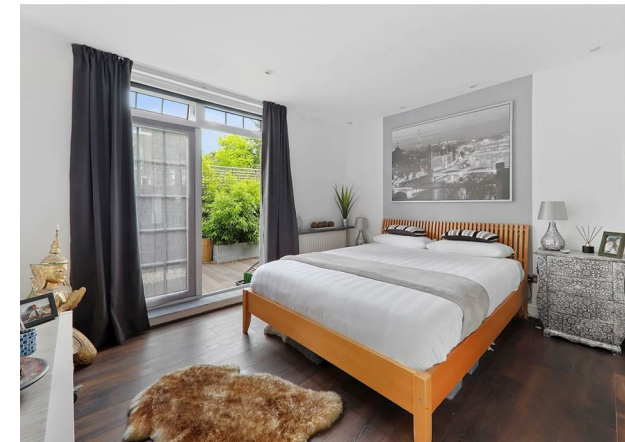
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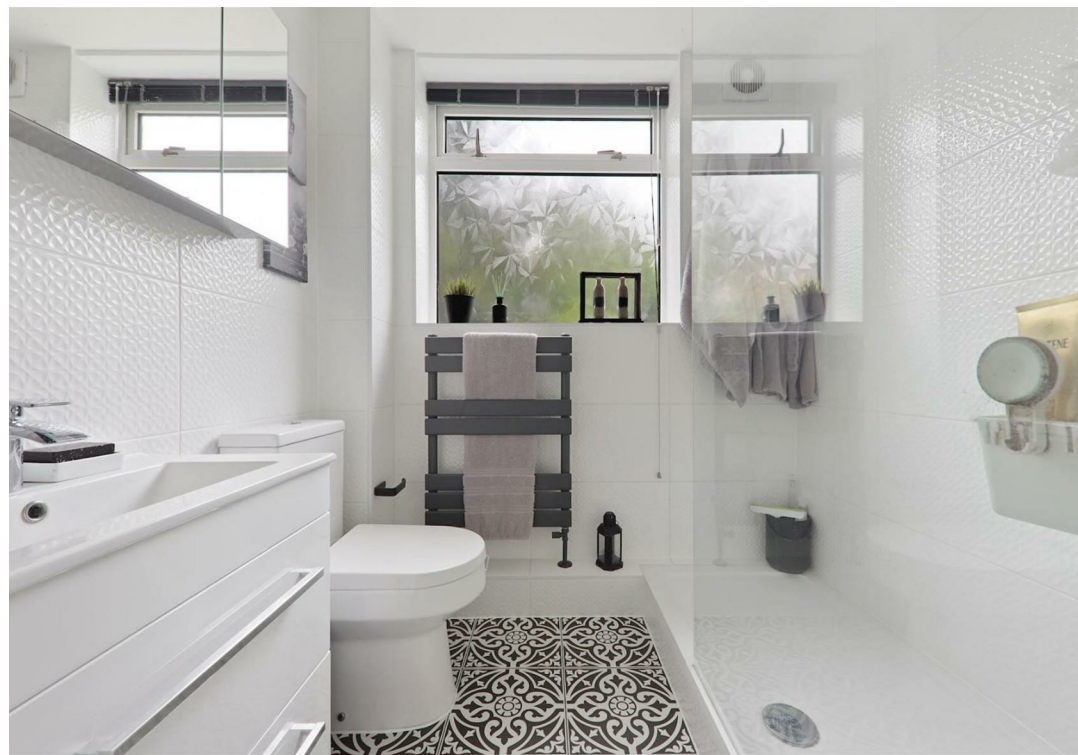
- One bedroom ground floor maisonette
- Share of freehold
- Stunning landscaped gardens
- Completely renovated
- Oak flooring
- Huge amounts of natural light
- Contemporary 5 star finish
- Excellent transport links
- Council tax Band B
- EPC Rating C

## Our Vendor Loves...

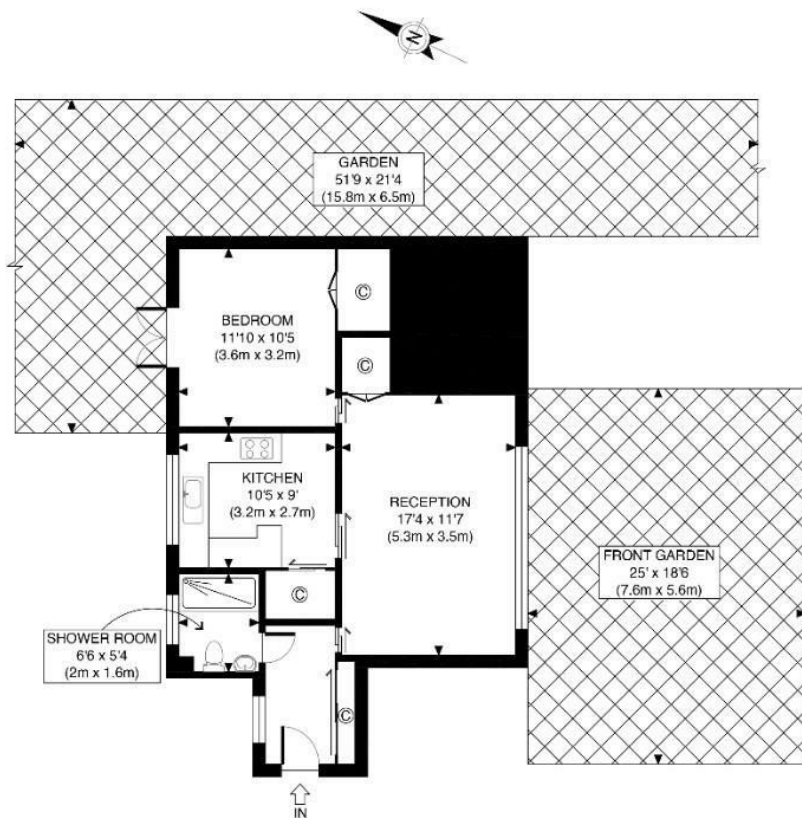
"This is an amazing home. Quite location, but yet so close for the train Station and High Street. Big bright rooms. beautiful garden and a share of freehold. What more could you ask for?! I have spent lots of time and effort upgrading the property - I hope the new owner loves it as much as I have."



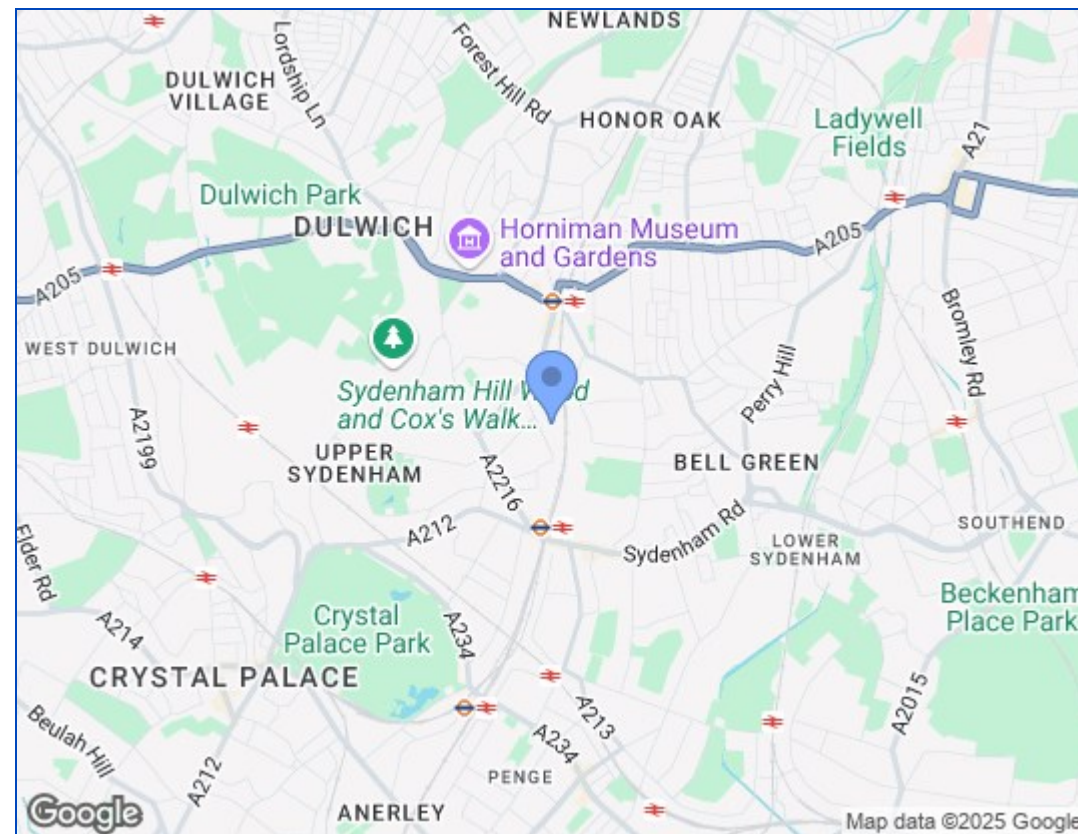








APPROX. GROSS INTERNAL FLOOR AREA 656 SQ FT / 61 SQM	Chelsfield Gardens
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 19/05/24
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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