



Whittell Gardens, Sydenham

Asking Price £850,000



4



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Property Summary

A stunning FOUR bedroom 1930s semi benefiting from OFF STREET PARKING, gorgeous SOUTH WEST facing GARDEN, TWO BATHROOMS and much much more. Located on the popular Whittell Gardens, this beautiful house has a wonderful and peaceful outlook combined with a convenient location, ideal for all local amenities, shops, TWO MAINLINE STATIONS and is only a stones throw from the outstanding St Bartholomews's Church of England Primary School.

This wonderful family house is modern, spacious, flooded in light with a beautiful high spec finish. Extended into the loft on the top floor, the house offers a substantial amount of family living space. Finished to the highest specification throughout, this is truly a rare and fabulous property in our opinion. The details include stunning kitchen / diner to rear with patio doors opening into the SOUTH WEST FACING garden, a range of grey high gloss wall and base units, high spec laminate worktop, integrated appliances, wooden floor, beautiful lounge to front with bay window, a beautiful engineered wood floor, neutral decor and lots of natural light. On the first floor there are three bedrooms (2 dbs, 1 sgl) and gorgeous family bathroom with a three piece suite and walk in shower. On the second floor, there is a stunning loft conversion which includes a gorgeous double bedroom with built in cupboards and larger than average en suite shower room. The SOUTH WEST FACING garden is mainly lawn with a large raised entertaining patio leading from the rear of the house. This is a gorgeous house, on a gorgeous road, offered in stunning condition. Call Propertyworld now on 0208 488 0011 to view.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

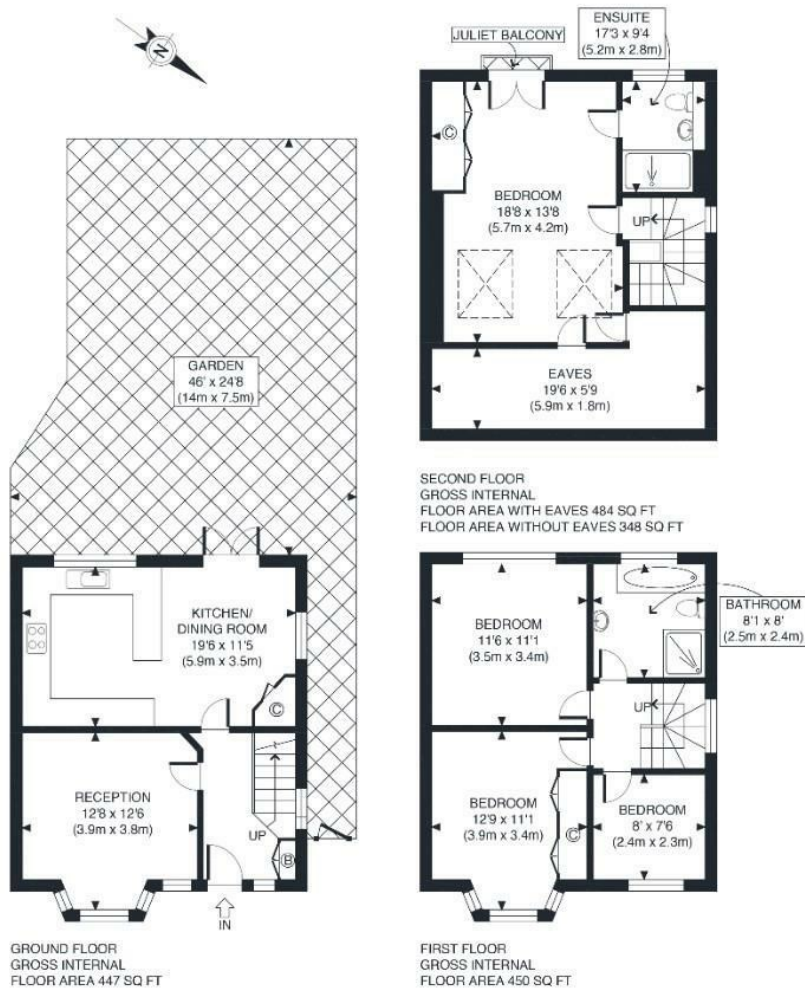
- Four bedroom house
- 1930s semi detached house
- OFF STREET PARKING
- SOUTH WEST facing garden
- Fabulous location
- Excellent condition
- Two bathrooms
- Family house
- Must be viewed
- EPC rating is D, council tax is D

Our Vendor Loves...

Our house has a beautiful, south facing garden that is soaked in sunlight throughout the year. We have loved spending long summer days eating and drinking on the terrace while the children played in the paddling pool. Whittell Gardens is a small, safe and quiet street. We are a close community, enjoying summer and Christmas parties and people really look out for each other. There are excellent schools a short walk from the house and our children love walking to school with their friends. There are lovely, independent shops, cafés and restaurants on nearby Kirkdale, Sydenham High Street and in Forest Hill.

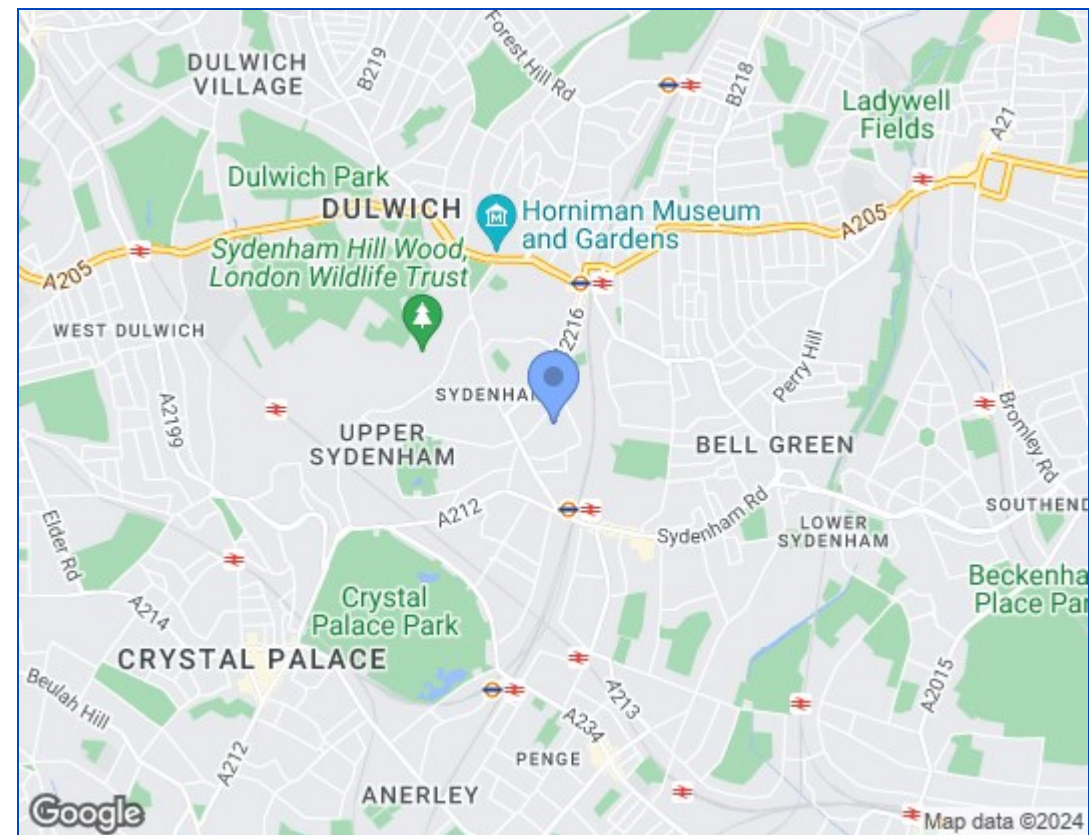






APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1381 SQ FT / 128 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1245 SQ FT / 116 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Whittell Gardens
 date: 01/02/24
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		65	
(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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