



**Adamsrill Road, London**

Asking Price £550,000



## Property Summary

Propertyworld is proud to offer this charming & CHAIN FREE two bedroom house to the sales market. Rare to the market, this fabulous 2 bed house is spacious with beautifully proportioned accommodation throughout and packed with period charm. Offered CHAIN FREE, the house is located on one of Sydenham's nicest roads, just a stones throw from beautiful Mayow Park and close to the high street and shops. The details include: on the ground there are two separate receptions - the lounge to front benefits from beautiful sash windows, neutral decor, feature fireplace, dado rail and fitted carpet, the dining room to rear is flooded in light and has stripped wood floors, fireplace surround, neutral decor and has views into the rear garden. The kitchen is mainly fitted with a range of wall and base units, stand alone gas cooker, tiled splashback and a door leading to the rear garden. The rear garden is generous size with a stone patio, mature lawn to centre and shed. On the first floor there are two DOUBLE bedrooms - both with fireplaces, high ceilings and neutral decor. The bathroom is flooded in light with a white three piece suite and shower over bath. With a large and potentially convertible loft above (permissions and certifications would be necessary) storage now and growing the space in the future shouldn't be an issue. A rare, pretty and charming house offered CHAIN FREE on a great road. Call Propertyworld on 0208 488 0011 to be the first to see.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

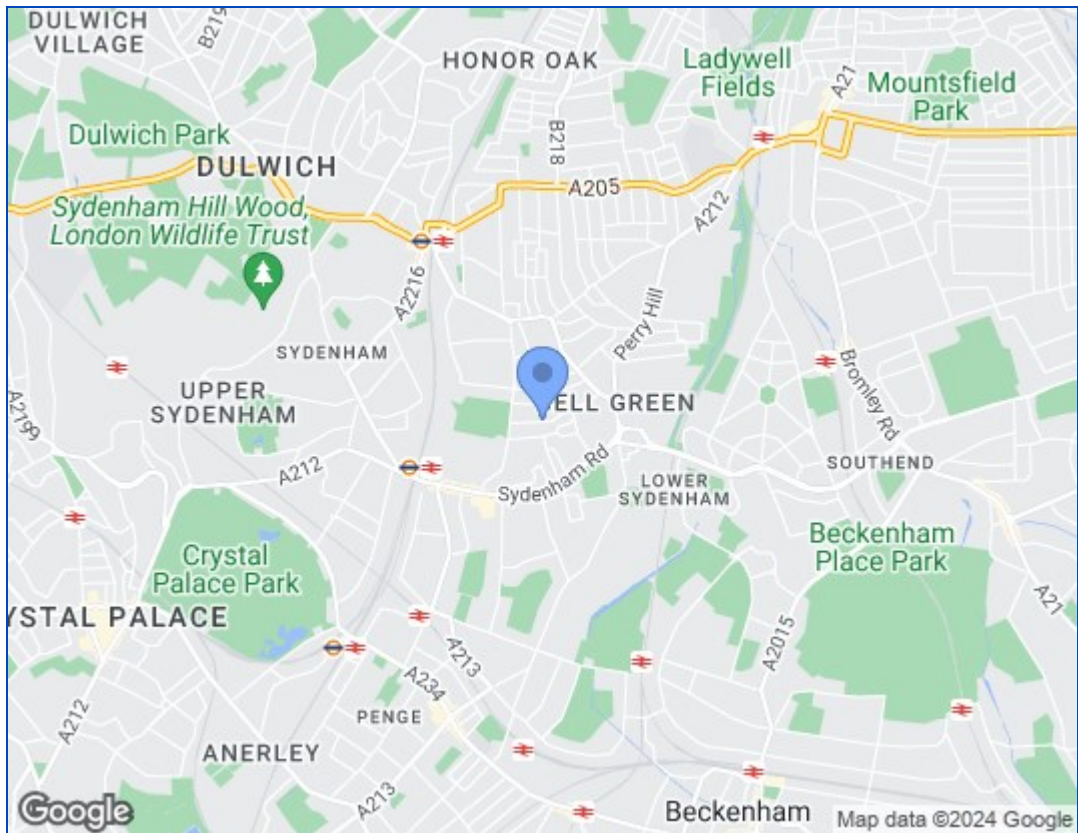
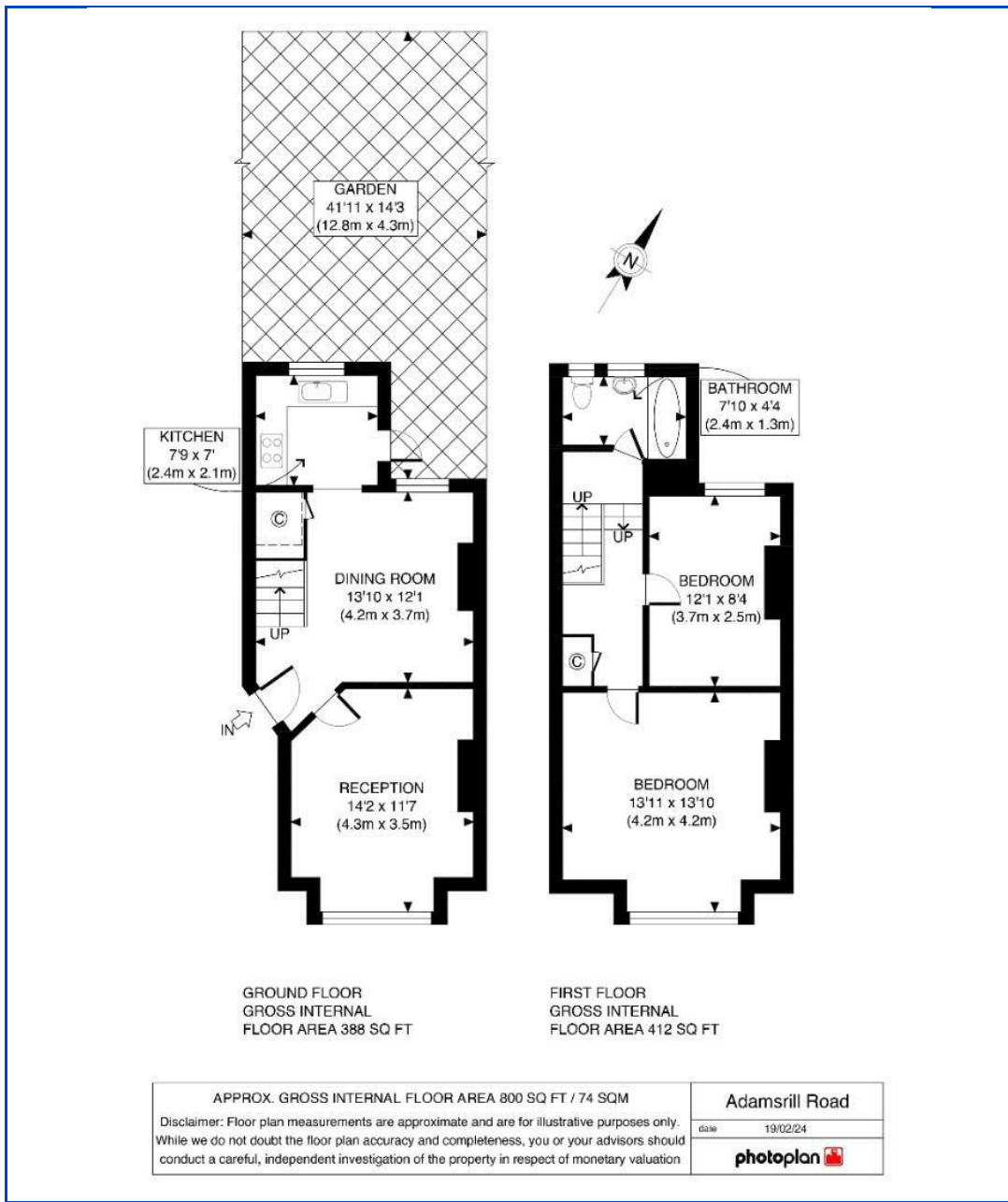
- Two bedroom house
- CHAIN FREE
- Freehold tenure
- Two reception rooms
- Rare opportunity
- Private rear garden
- Large loft
- Excellent location
- EPC rating is C
- Council tax is C

## Our Vendor Loves...

"We absolutely loved living in this house, and if work hadn't dragged us away, we still would be! Great neighbours, Sunday afternoon visits to the Horniman Museum and arguing about the realism of the Crystal Palace dinosaurs will all be missed! Despite being in Zone 3 London, and on the tube, we found Sydenham to have a distinct village-y feel, with many independent shops, cafes and bars giving it its own flavour. Mayow park at the end of the road is great for tennis, weekend football, family strolls and coffee meets with friends."







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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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