



Watlington Grove, Sydenham

Offers In Excess Of £650,000



Property Summary

Guide Price; £675,000 - £700,000

Property World is proud to act as sole agents on this simply STUNNING CHAIN FREE two bedroom Victorian terraced house, with a fabulous BASEMENT extension, WEST FACING rear garden and almost 1200 square feet of living accommodation arranged over three floors. A property with the wow factor, the house is spacious, beautifully finished with generous living spaces and beautifully proportioned accommodation throughout.

Flooded in light and located in arguably SE26's prettiest and quietest street, the house enjoys an enviable position close to all local amenities, shops, cafes and restaurants. With ample free parking, Watlington Grove is a gorgeous residential cul sac, known for its beautifully painted houses and vibrant west London feel.

The finish throughout is of the very highest standard & the property is packed with period charm - some of the highlights include beautiful bespoke hand made kitchen units, double glazed sash windows, wooden floors, gorgeous kitchen / diner, Fisher & Paykal dual fuel range cooker with double oven, variegated riven slate floor tiles in the bathroom & so much more. The accommodation flows beautifully, creating spaces ideal for modern living and perfect for both couples and families.

The details include: a double reception room opening into the stunning kitchen / diner, two double bedrooms, large bathroom with Hans Grohe shower unit, private west facing garden, plus a 3rd bedroom / study /cinema room in the basement with a fabulous utility space and second bathroom.

Rare. Fabulous. Available. Call Propertyworld now on 0208 488 0011 to view this dreamy house.

Sydenham Sales

020 8488 0011

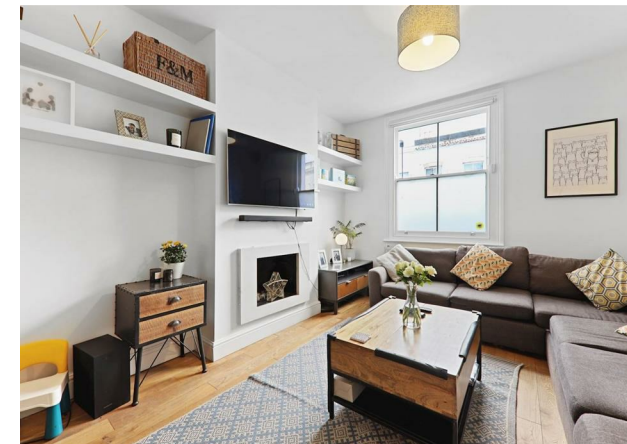
www.propertyworlduk.net

Property Summary

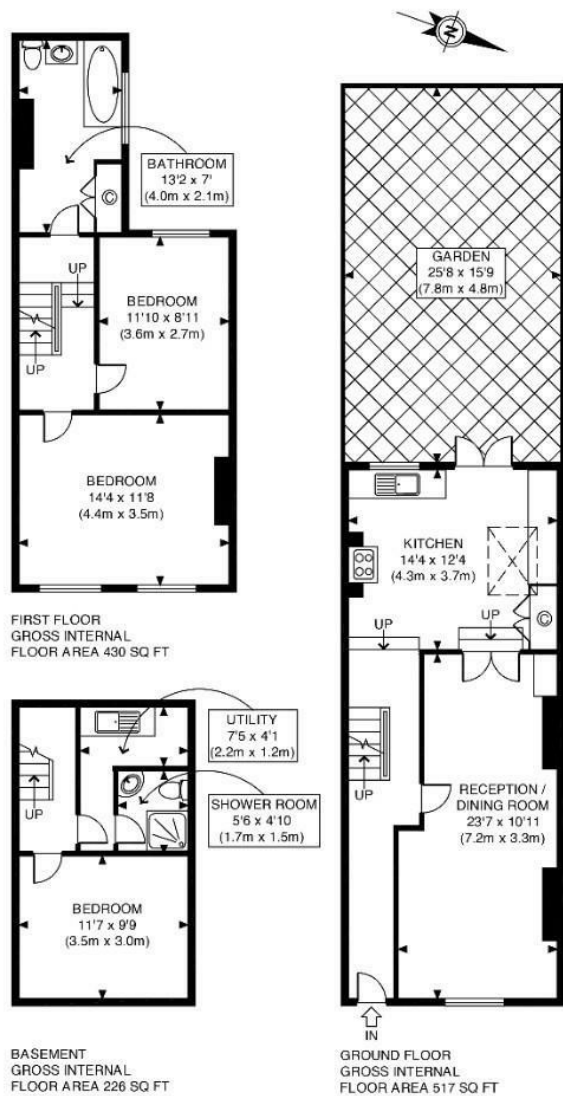
- Two bedroom house + BASEMENT
- Stunning interior
- CHAIN FREE
- Mid terrace period property
- Two bathrooms
- WEST FACING rear garden
- Top spec finish
- Incredible basement conversion
- RARE TO MARKET
- EPC rating is D / council tax is D

Our Vendor Loves...

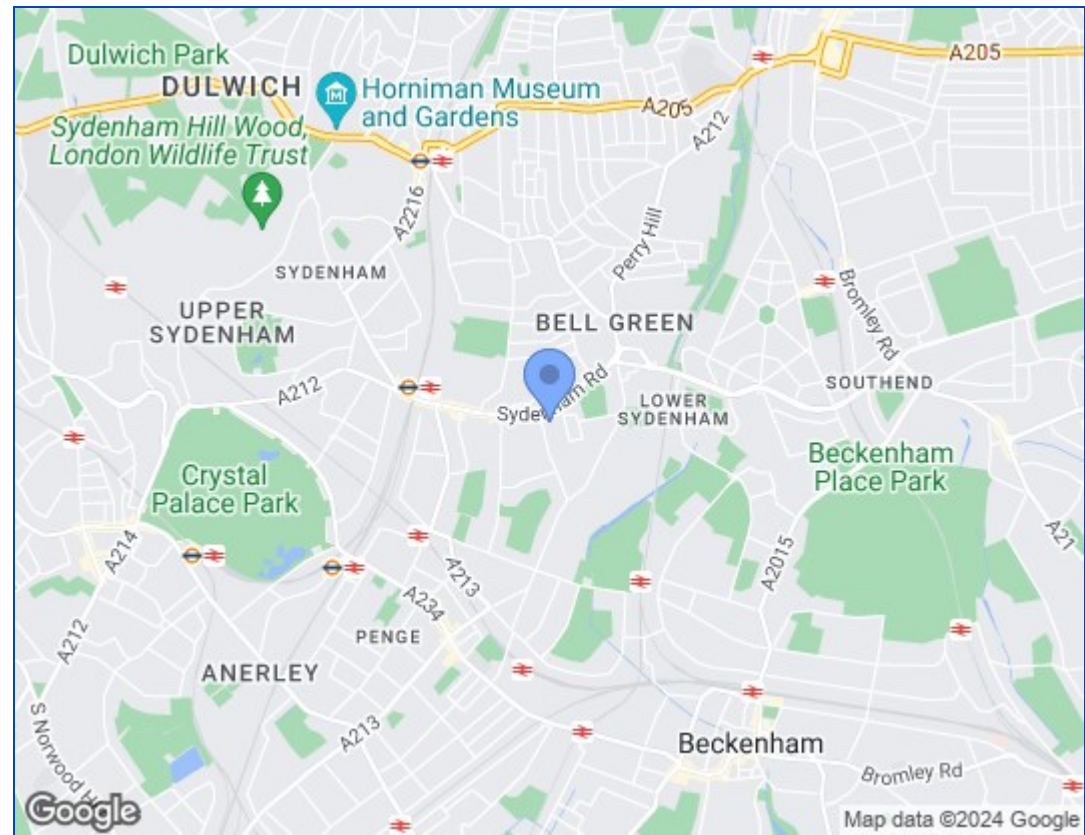
We've absolutely loved living at 5 Watlington Grove and raising a family over the last 6 years. Sydenham offers so much in terms of local nurseries, schools, cracking parks and a friendly local, community feel. This is a special house, where we've created special memories.







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



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

