



Queenswood Road, London

Asking Price £950,000



Property Summary

A stunning, unique & extended 1930s house with an incredible 1/3 ACRE garden, garage, off street parking and PLANNING PERMISSION for a fourth bedroom offered for sale by Propertyworld. This really is a rare property, with lots of charm, acres of space, a fabulous rear garden, beautiful proportions and NO CHAIN. Known locally as the "secret house" this special property sits back from the road and enjoys an enviably quiet position, free from street noise, with lots of parking but still close to all local amenities - including Mayow Park and Sydenham High Street. Coming onto the market for the first time in 50 years, this is a once in a lifetime opportunity.

The details include but are no confined to: you enter the house into a spacious and welcoming entrance hall with an exquisite parquet flooring and generous proportions, to to the left is a beautiful maintained lounge with round bay, beautiful wood floor & gas fire and surround, to rear is an extended second reception room / dining space measuring 24 ft and with double doors opening onto the rear patio area, the kitchen is fully fitted and includes walnut shaker style units, integrated appliances, granite worktop, electric oven, hob and tiled floor, to side is an impressive study/ office / 4th bedroom with a stunning en suite bathroom. The ground floor is complete with a wonderous rear garden of over 1/2 acre - private, mature with exquisite planting, a fabulous lawn, bespoke timber 2 storey wendy house and more. A truly magnificent space. The first floor includes: three bedrooms (2 x db, 1 x sgl) - two double bedrooms include extensive built in wardrobes and all are flooded in light. Plus there is a family bathroom, separate W.C., large loft above and planning permission to build a 4th bedroom.

The house is more than can be described here and requires a viewing to appreciate the scale and the setting. Call Propertyworld now on 0208 488 0011 to the the first.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

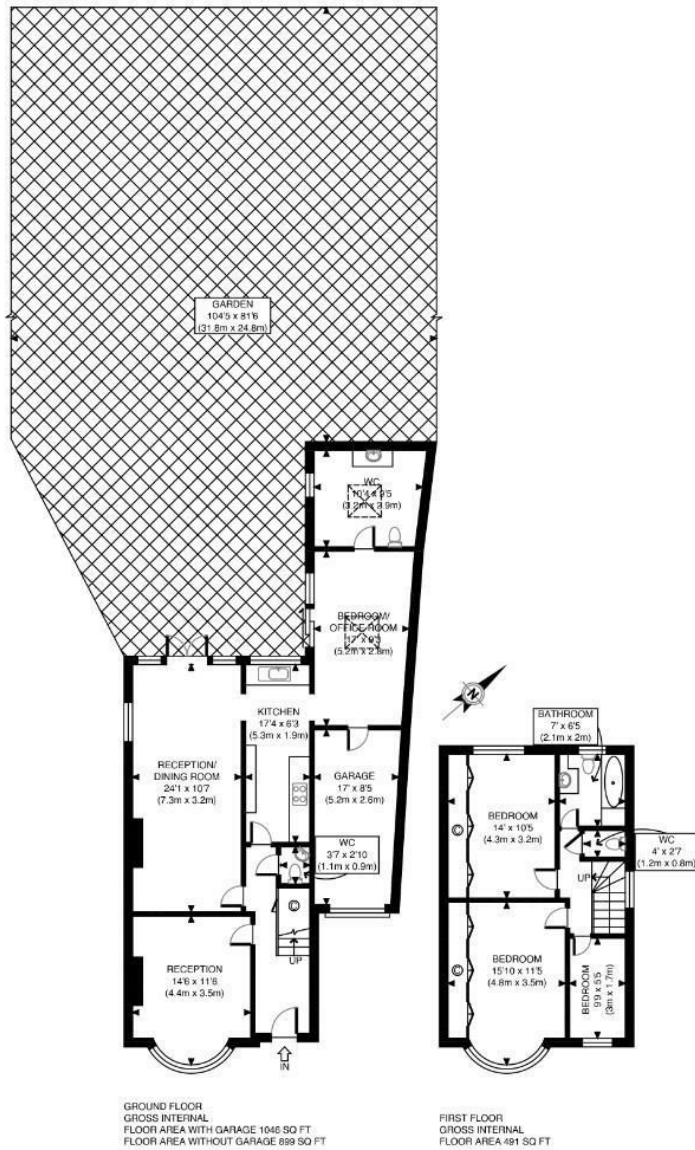
- Three bedroom house
- Extraordinary 1/3 acre garden
- Linked detached
- Ground floor extension
- OFF STREET PARKING
- Fabulous location
- Planning permission for 4th bedroom
- GARAGE
- CHAIN FREE
- EPC rating is D / Council tax is E

Our Vendor Loves...

This has been my much loved family home for 50 years. A home full of love and memories and a place we been very happy. The garden was why we fell in love initially and its still a joy today - but at my time of life the house and the garden are too much for me now. It needs a new chapter , a new family to give it love and make their memories in. If they have half the amount of joy and happiness here that we have, they'll be very happy indeed.





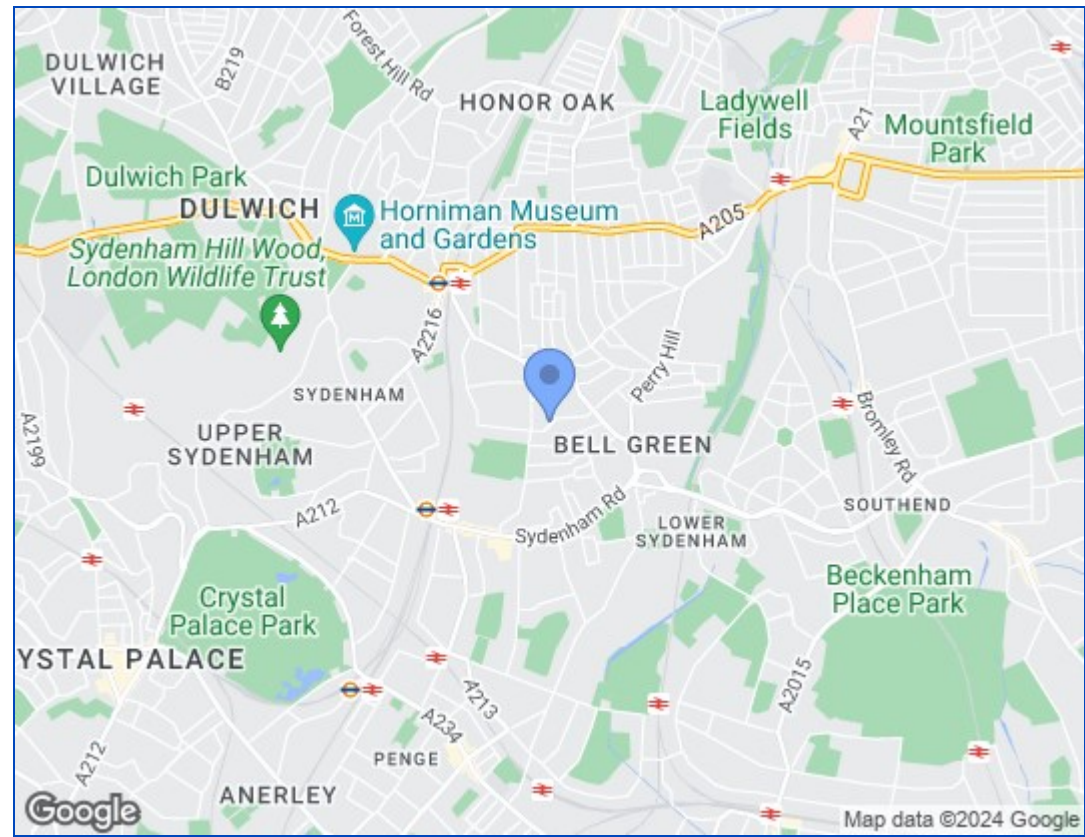


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 1046 SQ FT
FLOOR AREA WITHOUT GARAGE 889 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 491 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1537 SQ FT / 143 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1390 SQ FT / 129 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.

Queenwood Road
REF: 300504
photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
		68	83

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