



**Queenswood Road, London**

Asking Price £850,000



5



2



2



C





## Property Summary

GUIDE PRICE: £850,000 - £875,000

A HUGE five / six bedroom mid terrace Edwardian house offered to the sales market by Propertyworld. This incredibly spacious family house benefits from lots and lots of living space, spread over three floors, big rooms and beautifully proportioned accommodation throughout. A much loved family home for over forty years, the property is flooded in light and located on a quiet yet well connected residential street - ideal for lots of local amenities, transport links and a short walk to beautiful Mayow Park. With FREEHOLD and a recently converted loft, the details include but are not confided to: on the ground floor there are two generous reception rooms with high ceilings and lots of light, neutral decor plus period details such as fireplaces and picture rails. To rear is a separate dining room which leads to a generous kitchen with a range of beech units, lots of worktop space, door to garden, all appliances and much more. On the first floor there are three DOUBLE bedrooms - all nicely presented and flooded in light - and a family bathroom. On the top floor, in the stunning loft conversion there are TWO bedrooms and a nicely appointed bathroom. The rear garden is a private and secluded space, ideal for family get togethers or sitting quietly with a glass of wine. The house has been a great home but needs new family and some modernisation in parts, to make it sing / rock again. EPC rating is C, council tax is E. Please 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

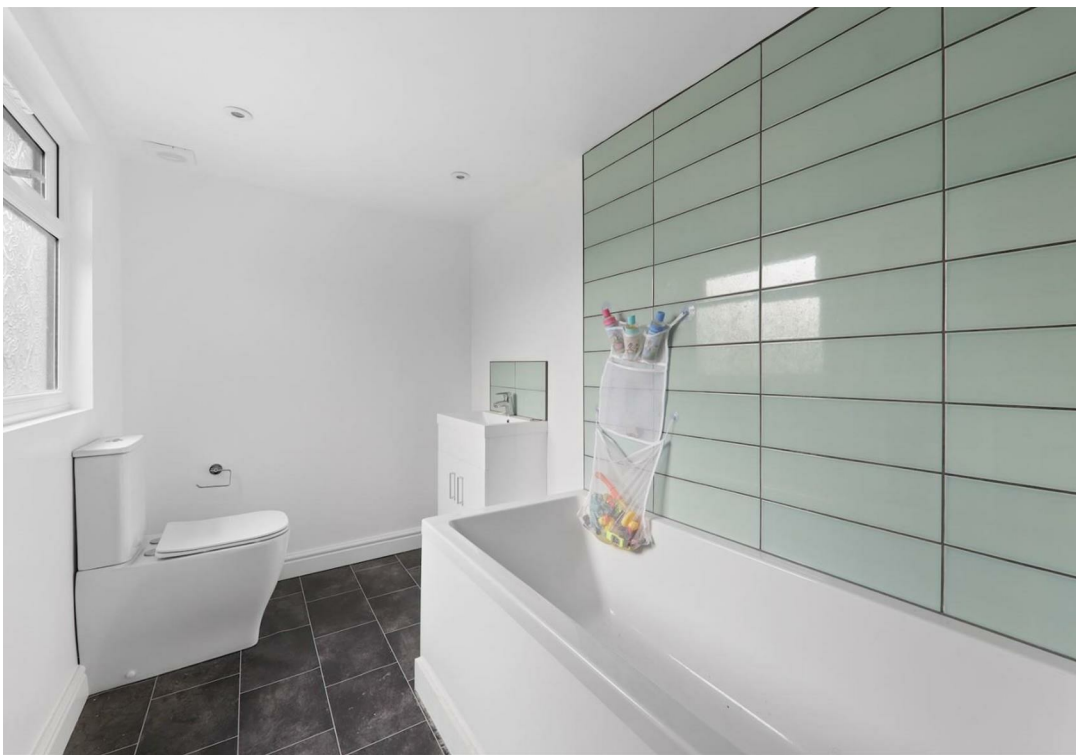
- Five / six bedroom house
- Period property
- Two bathrooms
- Some updating required
- Fabulous road
- Family house
- Flooded in light
- Spacious house over 3 floors
- Attractive price
- EPC rating is C / council tax is E

## Our Vendor Loves...

I have lived in the house for the past 50 years. It has been a wonderful family home filled with memories. With my family all leaving our home it is now time for me to start a new chapter in my life. The house is now too big for me on my own. It's time for it to have its own new chapter. Time for a new family to create new memories











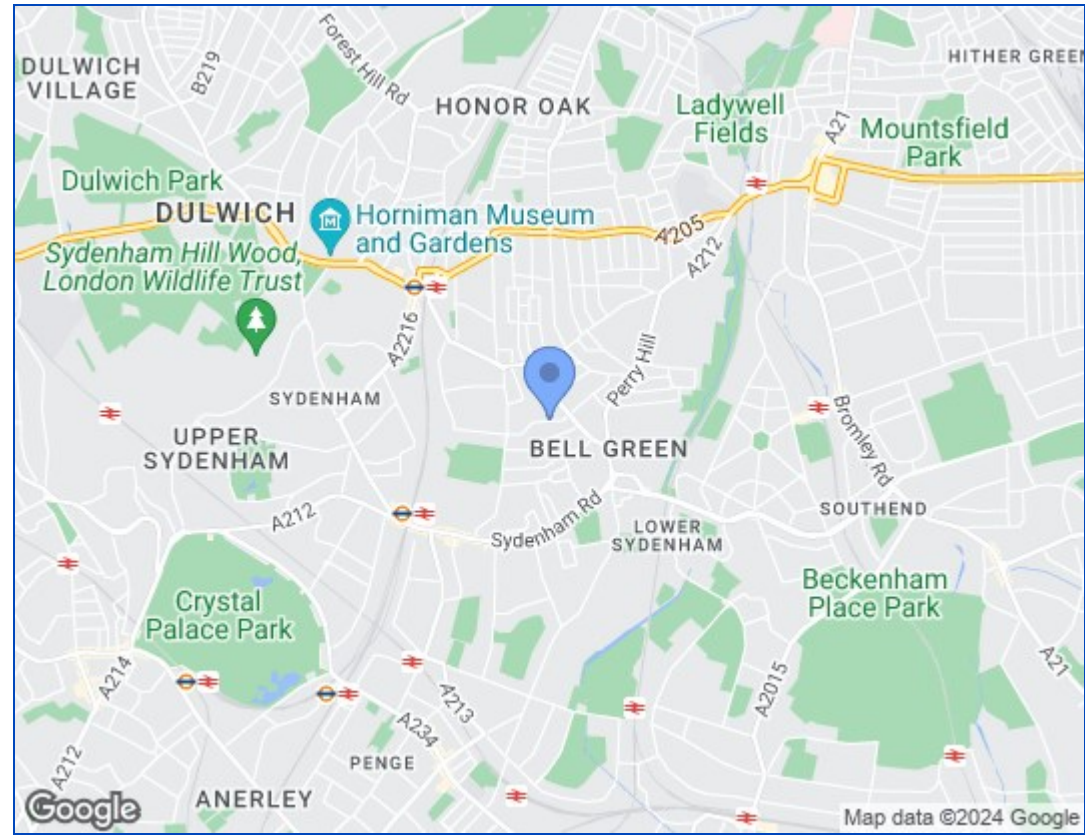
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 774 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 764 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES 634 SQ FT  
FLOOR AREA WITHOUT EAVES 426 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 2172 SQ FT / 202 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1964 SQ FT / 182 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  
 LBN 310524  
 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			
		69	82
England & Wales		EU Directive 2002/91/EC	

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