



## Watlington Grove, London

Guide Price £650,000



## Property Summary

Guide Price: £650,000 - £675,000

Property World is proud to present this simply gorgeous 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 details include: on the ground floor there is a double reception knocked through to create one large flowing lounge / living space which then connects seamlessly into the modern kitchen to rear. With incredible natural light from front and back, a gorgeous engineered wood floor, integrated spotlights plus two period fireplaces. The kitchen is modern and fitted with a range of shaker style units and laminate worktop, a wooden floor, patio door to garden and a generous space for a dining room table and chairs. On the first floor there are two DOUBLE bedrooms- both beautifully presented and flooded in and a super spacious family bathroom with a white three piece suite, tiled floor, spotlights and walk in shower. The BASEMENT CONVERSION is stunning and includes a jaw dropping bathroom with roll top bath and slate tiles plus an extra room to use as gym / study / guest space. To rear is a west facing hard landscaped garden which is private, in perfect balance with house and ideal for summer fun.

CHAIN FREE. Call Propertyworld now on 0208 488 0011 to be the first to view.

Sydenham Sales

020 8488 0011

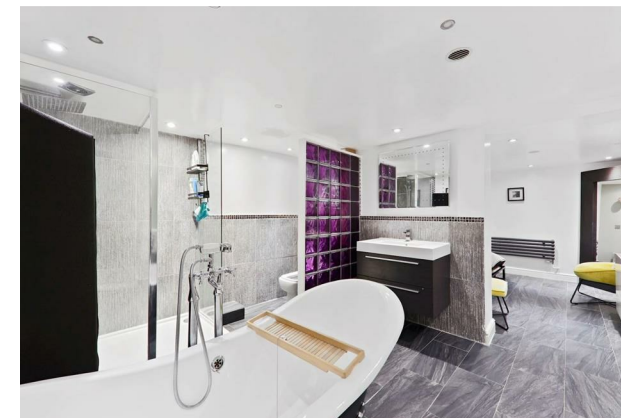
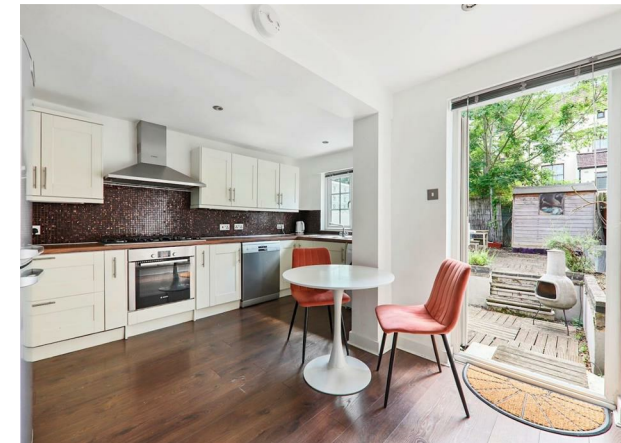
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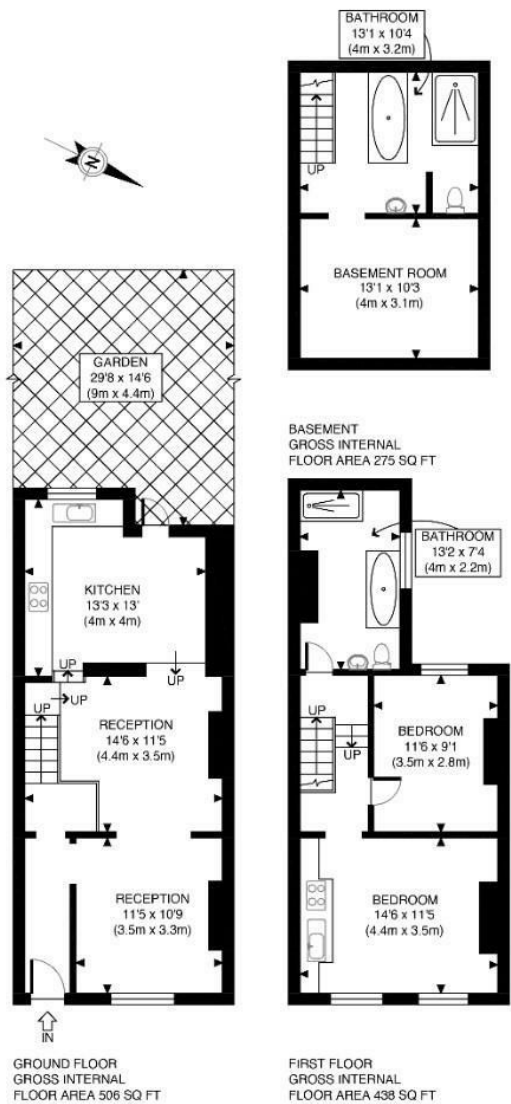
- Two bedroom house + BASEMENT
- Period property
- Fabulous residential cul de sac
- Incredible BASEMENT conversion
- TWO BATHROOMS
- Excellent condition
- CHAIN FREE
- WEST FACING garden
- Flooded in light
- EPC rating is E. Council tax is D

## Our Vendor Loves...

I purchased my property in 2008 and lived there for nine years. Due to late night work, I had to move to the west end, but my tenants have loved it as much as I did. I love that it's in a quiet, colorful cul-de-sac, yet so close to the vibrant high street and Bell Green shopping centre all within easy walking distance. The house is very tranquil, and the west-facing garden is a dream! The basement is a slice of heaven, featuring underfloor heating and a central roll-top bath, perfect for relaxation or when having friends staying over in the basement they have a fabulous en-suite. The neighbors are all super friendly, and with all the green spaces, cafes, and pub gardens around us, it's perfect for a couple or family, plus the convenience store on the corner is just great.







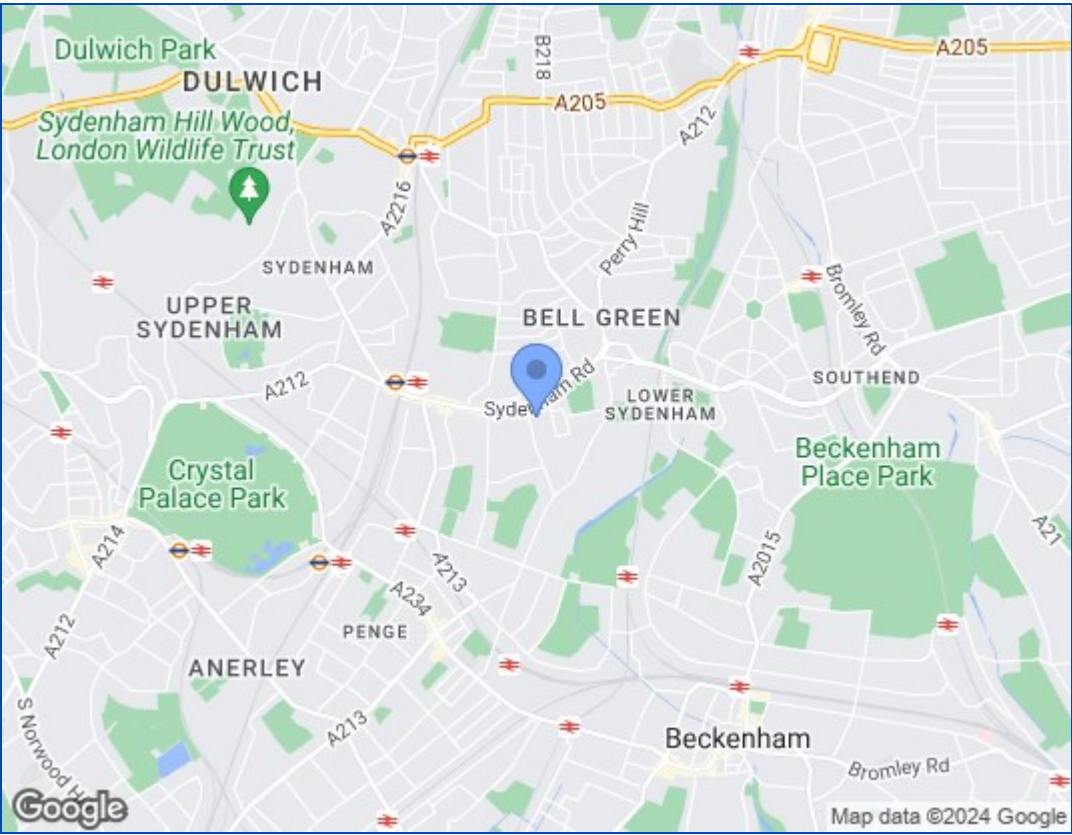
APPROX. GROSS INTERNAL FLOOR AREA 1219 SQ FT / 113 SQM

Watlington Grove

19/09/24

photoplan

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			
(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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