



## Chelsfield Gardens, London

Asking Price £450,000



2



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1





## Property Summary

RENOVATION OPPORTUNITY. PROJECT.

VIEWINGS: FRI 11 OCT 4- 5PM & SAT 4-4.45PM

Propertyworld are proud to offer this unique and exciting renovation opportunity to the market, comprising a CHAIN FREE, two bedroom, semi-detached house with off street parking AND garage.

This super house, built circa 1990, is spacious with beautifully proportioned accommodation throughout, lots of light and patio doors leading to the WEST FACING rear garden. The house is FREEHOLD and chain free and offers the opportunity to make the house your own, and importantly add value. There is scope to extend the house and convert the garage subject to obtaining the correct permissions and certificates. Chelsfield Gardens is a quiet residential road, situated between Sydenham and Forest Hill and ideally positioned for lots of local amenities and shops.

Call Propertyworld on 0208 488 0011 to view.

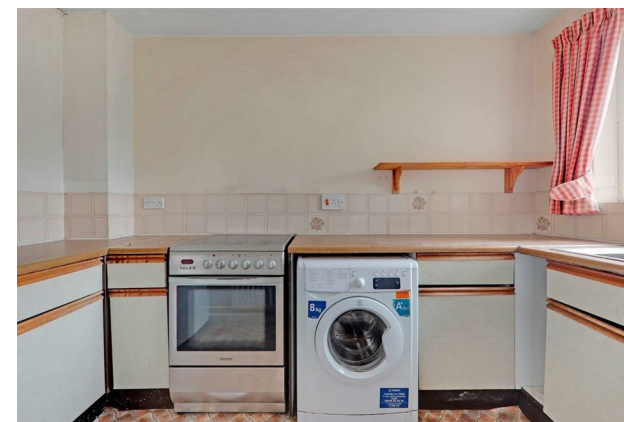
Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Two bedroom house
- Modern, semi-detached
- Freehold
- CHAIN FREE
- Private garage
- RENOVATION REQUIRED
- Cul de sac location
- Rare opportunity
- Must be viewed
- EPC rating is D, council tax is C

## Our Vendor Loves...

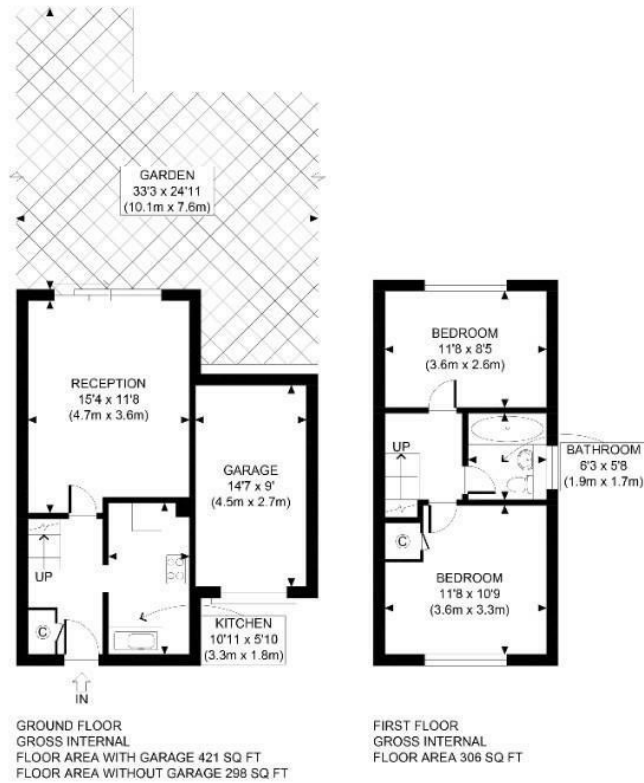
The house was a much loved and happy home for many years.





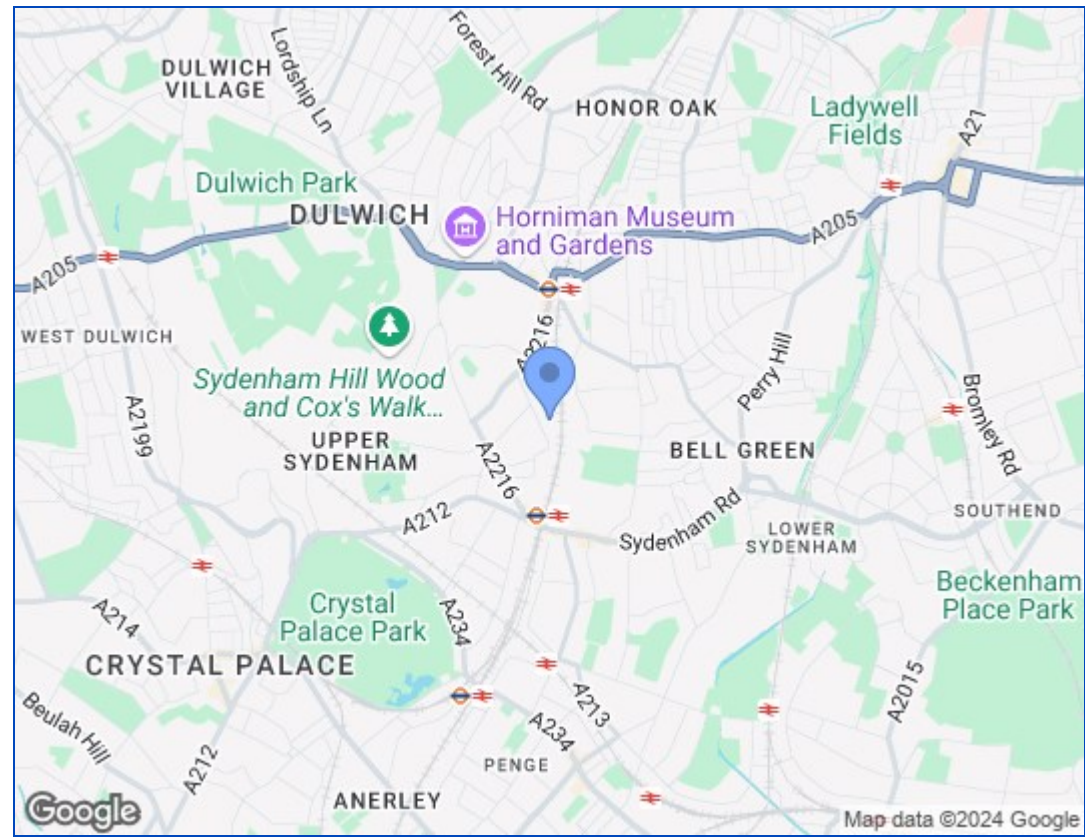






APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 727 SQ FT / 68 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 604 SQ FT / 56 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
 conduct a careful, independent investigation of the property in respect of monetary valuation

Chelsfield Gardens  
 date 20/08/24  
 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	

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