



**Dartmouth Road, Sydenham**

Price Guide £525,000





## Property Summary

GUIDE PRICE £525,000 - £550,000

Propertyworld is delighted to present this beautifully presented, two double bedroom, end of terrace house that has been completely refurbished and upgraded by the current owners. The work carried out is substantial, and tastefully done, demonstrating smart design choices and a keen eye for detail. The results are impressive. Unusually for a house in this sought after development, it comes with two off street parking spots and a PRIVATE GARAGE.

Some of the improvements made in recent years include a new kitchen and bathroom, landscaping to front and rear gardens, new boiler and removal of redundant tank, high performance Velfac composite windows and doors on the ground floor, new front door, new skirtings, joinery under stairs, Nest smart thermostat, and engineered wooden floor on the ground floor.

The house is now a light, welcoming, contemporary space that is bursting with natural light.

The kitchen boasts a range of fully fitted wall and base units, bamboo shelving unit and worktop, with tiled splashback and integrated electric oven and hob. The reception to the rear is the focal point and enjoys incredible views of the South Easterly landscaped garden through the floor to ceiling window and patio door.

Upstairs are two generous doubles, the principal with a large built in storage, and modern, bathroom suites with bath and over shower. There is a generous loft space that is insulated and fully boarded.

Location wise it is hard to beat, a short walk into both Sydenham and Forest Hill centres with their respective array of cool bars, gastropubs, restaurants and retail outlets. Both Sydenham and Forest Hill train and Overground stations are an approximate 8 - 10 minute walk away providing excellent, fast services into London and the wider Underground network.

This is a super house that is prime first time buy and priced in a similar bracket to two bedroom flats in the area.

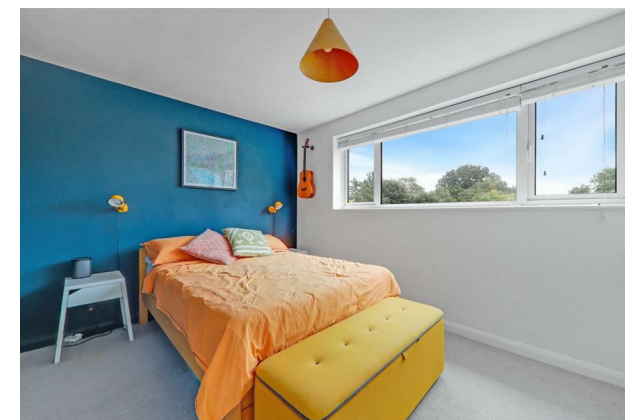
## Property Summary

- Two bedroom end of terrace house
- Completely refurbished
- PRIVATE GARAGE and two off street parking places
- Landscaped front and rear garden - which is South Easterly
- Engineered wooden flooring on ground floor
- New high performance Velfac composite windows and doors
- New boiler in 2022
- EPC Rating TBC
- Council Tax band C
- Must be viewed

## Our Vendor Loves...

"It is a great neighbourhood, we have a Suncroft Place WhatsApp group and it's a really good community, the neighbours are also really friendly. Love that we have 2 car parking spaces outside the front of the house – really handy for guests and if you have more than one car. The garage is great for storage, as is the roof too. The house has good insulation, so we do not rely too much on the heating for most of the year – just when it goes through the cold snaps and the house is south facing so we get great natural light.

Location wise it is really good for transport links – Forest Hill and Sydenham station are both in walking distance and you have the overground and southern train options. The bus stop outside the front has a route all the way to Tottenham Court road too – so it's great for a later night route home on the night bus too."



Sydenham Sales

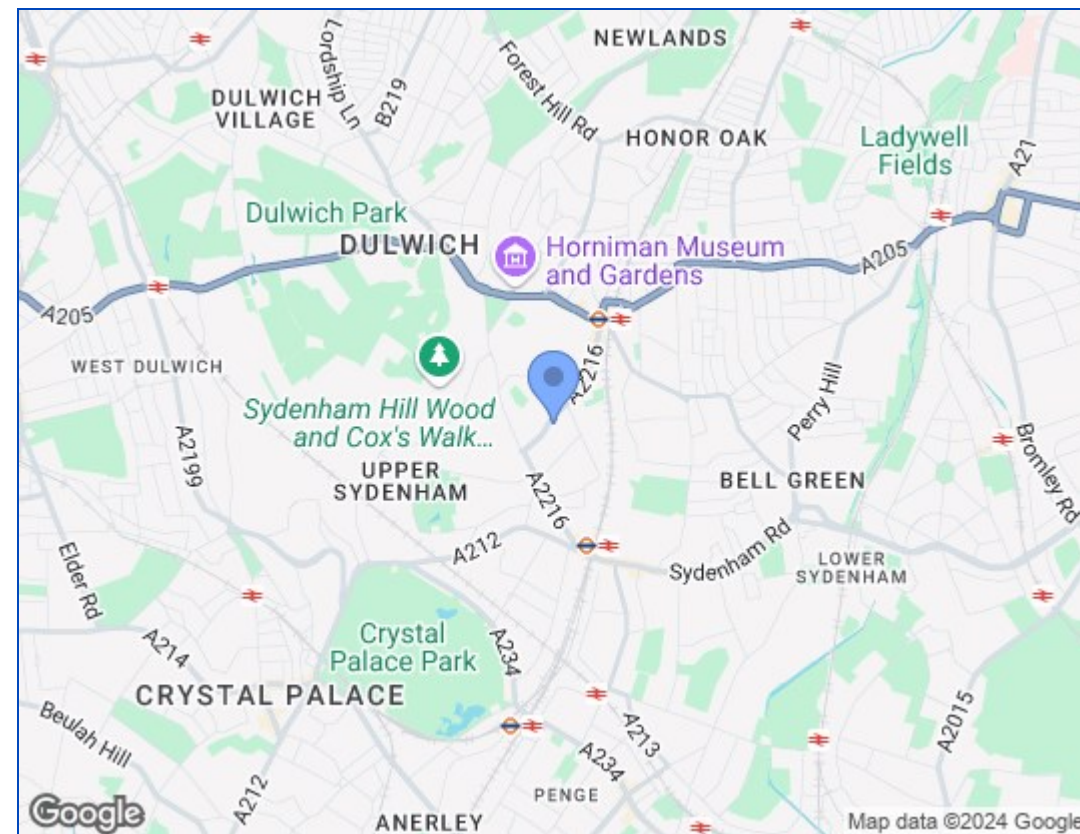
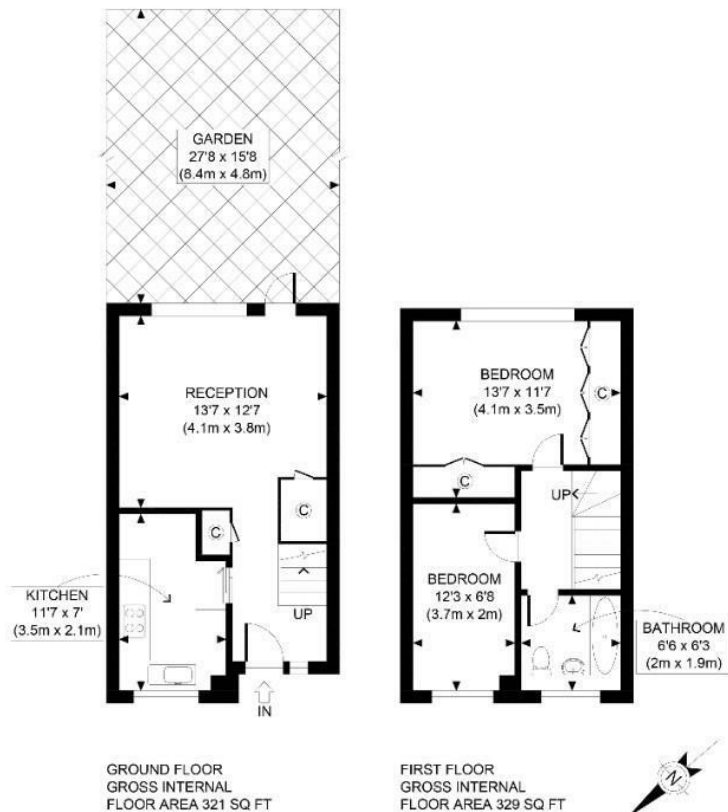
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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