



Westwood Hill, London

Offers In Excess Of £450,000



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Property Summary

Guide Price: £500,000 - £550,000 / LOCATION, LOCATION, LOCATION.

At the very start of Westwood Hill, with a view of historic Cobbs Corner, and minutes from Sydenham mainline station & shops, this rare TWO BEDROOM, FREEHOLD, COACH HOUSE, with a front garden, full width BALCONY, DRIVEWAY & integral GARAGE is offered to the sales market by Propertyworld. Offered CHAIN FREE and requiring renovation and refurbishment works, this is a rare and exciting opportunity.

The accommodation is spacious and laid out over two floors. Having been a much loved family home for many years, the details include: you enter into the property via a gated driveway and porch. You enter in the main property and step inside a spacious living area with open plan kitchen and reception room combined. The kitchen is modern and fitted with appliances and but an oak worktop, high spec laminate floor and neutral decor, there is also an office / study on the ground floor, bathroom and built in garage. On the first floor, there are two generous double bedrooms - both with laminate floor and neutral decor and the large roof terrace. The final benefits include a gated driveway and private front garden.

CHAIN FREE. PROJECT. PARKING. GARAGE. FAB LOCATION. RARE OPPORTUNITY.

Call Propertyworld on 0208 488 0011 to book an appointment.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

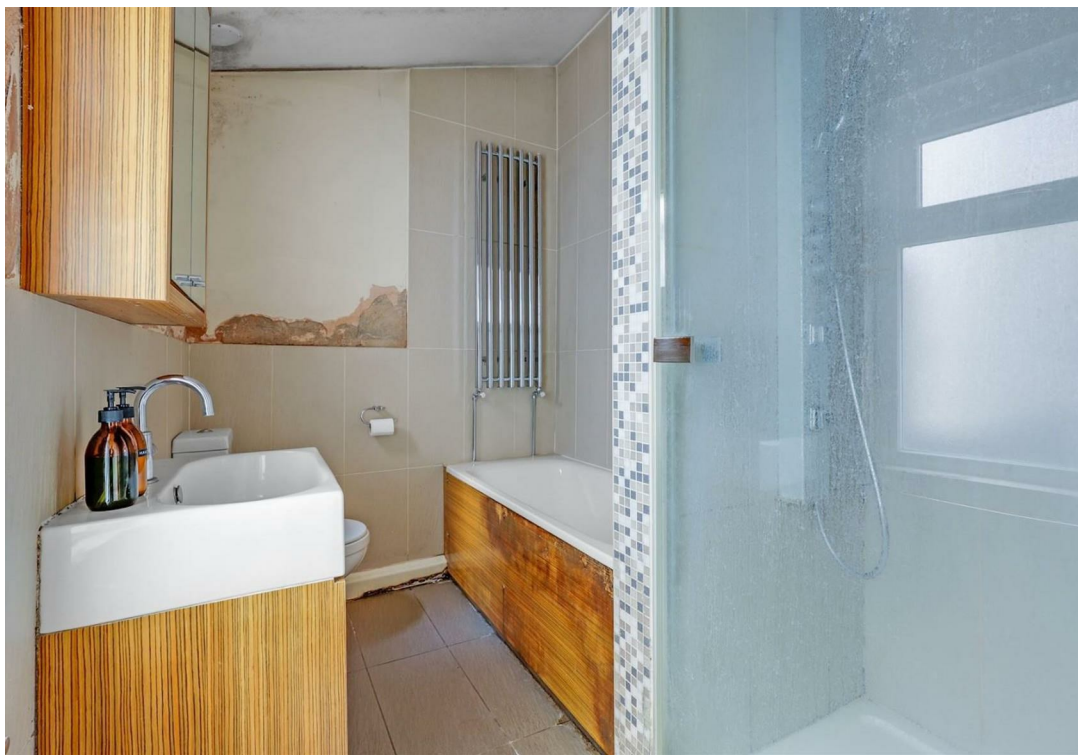
Property Summary

- Three bedroom coachhouse
- CHAIN FREE
- FREEHOLD
- INTEGRAL GARAGE
- FRONT GARDEN
- Large ROOF TERRACE
- Incredible location
- RENOVATION PROJECT
- Must be viewed
- Rare opportunity

Our Vendor Loves...

We had planned to turn this quirky coach house into our perfect, forever home. Sadly, this dream has become too big for me to pursue alone. With the support of Property World, I've found a smaller place to begin a new chapter and now, I'm ready to pass this special restoration project on to someone else, to create something wonderful and fill it again with love.

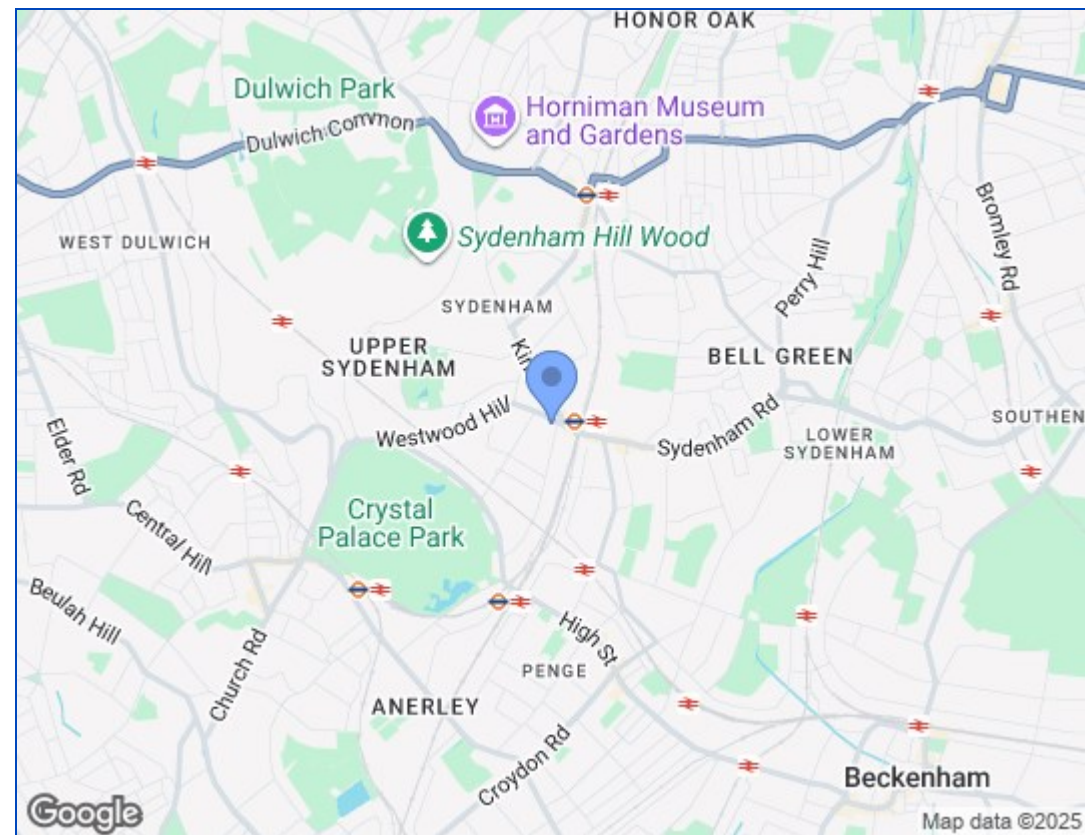






GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 614 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1003 SQ FT / 93 SQM	Westwood Hill
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.	date: 12/04/25
	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	32	43
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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