



## Brickwood Close, Sydenham

Guide Price £625,000



## Property Summary

Guide Price: £625,000 - £650,000

Propertyworld is proud to act as sole agent on this stunning three bedroom mid terrace house, located in a popular and attractive residential cul de sac. Positioned literally 100 yards from the extensive shops, amenities and eateries of Kirkdale - the house is also perfect for the centres of Forest Hill and Sydenham. Super convenient, yet quiet, the property is also within the catchment for some of Sydenham's BEST SCHOOLS.

The house has been the subject of a tasteful renovation by the current owners, who have created a gorgeous home, combining high quality design and materials with warmth & style. Offered with FREEHOLD tenure and PARKING to front, the details are: you enter into a welcoming and attractive entrance hallway, with downstairs W;C, neutral decor and a beautiful engineered wood floor. The kitchen / diner is a joy with a range of shaker style wall and base units, oak worktop, stunning range cooker, ceramic tiled splashback, inset butler sink, integrated spotlights and ample space for a family dining room table and chairs. The lounge to rear looks out to the landscaped rear garden and is flooded in light. With a wall of double glazed windows and neutral decor, the room is both a treat to look at and a cosy family space too. On the first floor there are THREE BEDROOMS (2 x dbs, 1 sgl) - all beautifully presented and the TWO DOUBLES includes extensive built in wardrobes. The bathroom is modern and fully tiled with a three piece suite and shower over bath. There is also a large boarded loft above. This stunning house is completed by the landscaped rear garden with a decked patio and immaculate lawn & shed. 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

- Three bedroom house
- Mid century & modern
- Terrace house
- Residential cul sac
- Beautifully presented
- Genuine kitchen / diner
- Parking to front
- Excellent location
- Spacious & flooded in light
- Rare opportunity

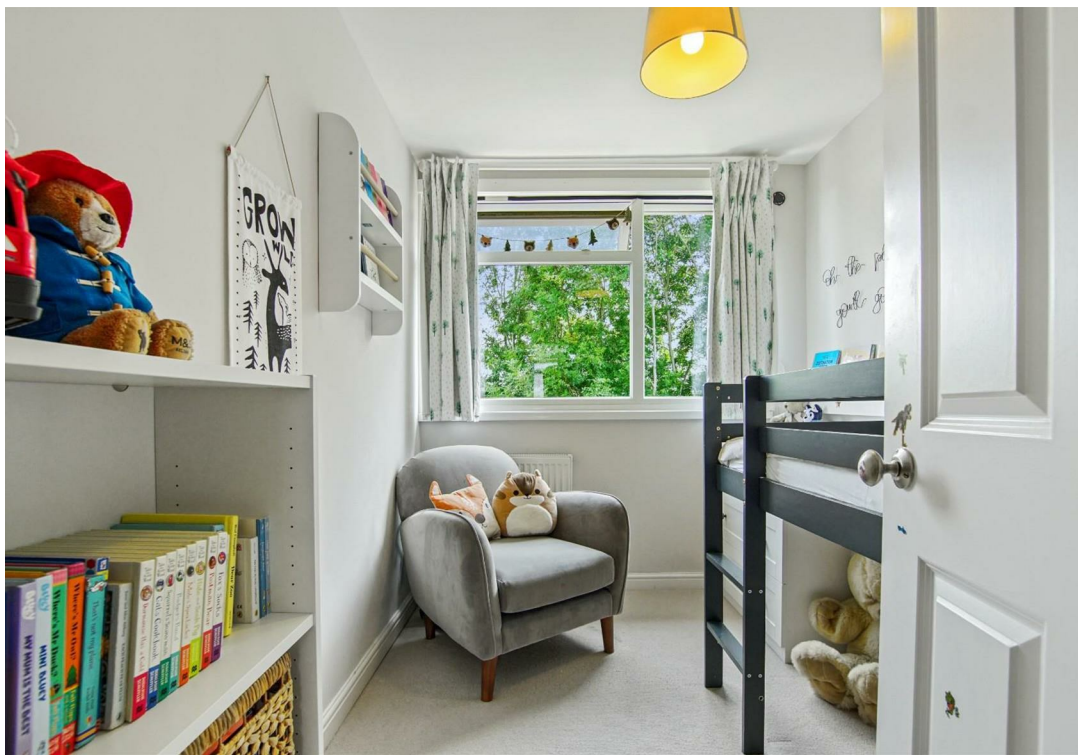
## Our Vendor Loves...

Our Vendor Loves....

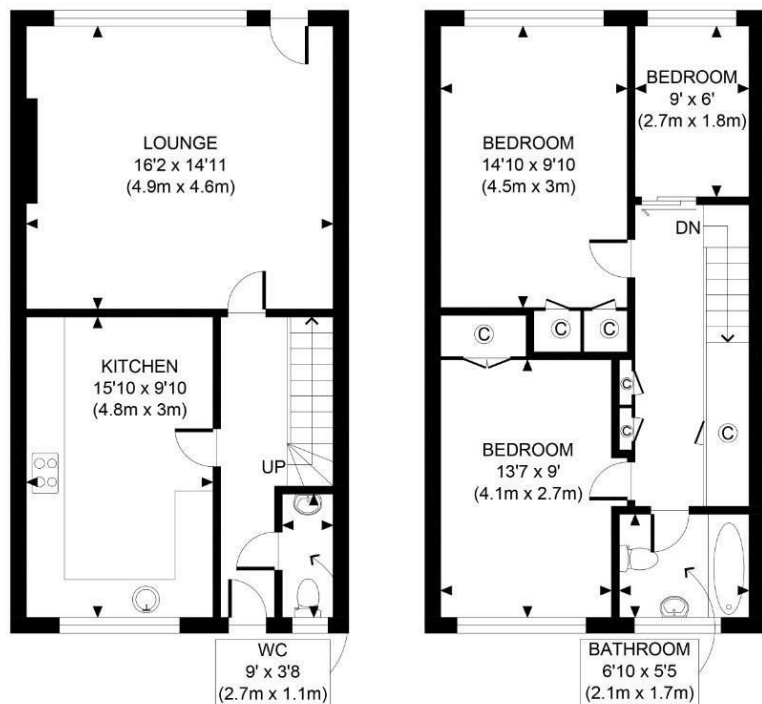
We love the bright airy feel throughout the whole house. The downstairs is the ideal space for entertaining and we've spent many summer evenings BBQ'ing in the garden! We will miss our amazing neighbours and the village feel of the cul-de-sac but hope another family will love our home as much as we do











GROSS INTERNAL  
FLOOR AREA 504 SQ FT

GROSS INTERNAL  
FLOOR AREA 506 SQ FT

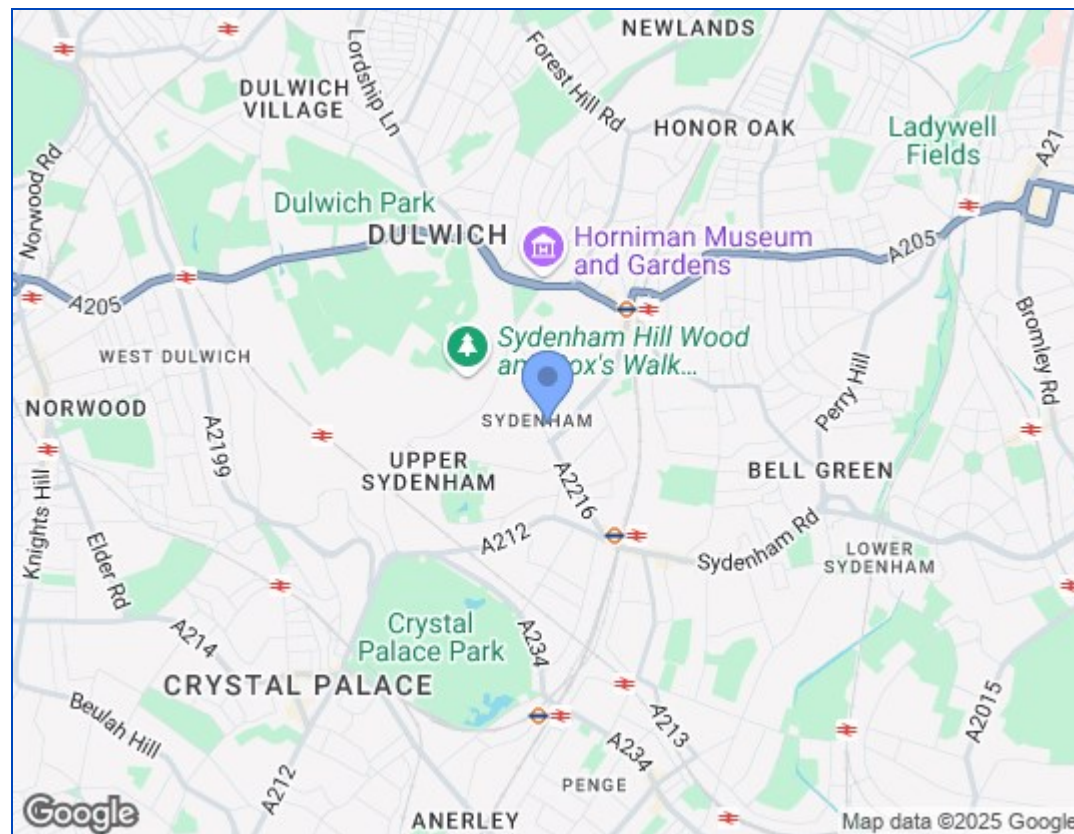
**APPROX. GROSS INTERNAL FLOOR AREA 1010 SQ FT / 94 SQM**

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

brickwood close

date 09/05/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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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