



Mylis Close, London

Guide Price £550,000



3



1



2



D



Property Summary

Guide Price: £550,000 - £575,000

A THREE bedroom end of terrace 1930s house offered with NO CHAIN and a huge garden by Propertyworld. Located in a quiet residential cul de sac of similar properties, close to beautiful Wells Park and only a short walk to the centre of Kirkdale Village with its array of eateries, shops and amenities. A family house, the property offers generous living space and beautifully proportioned accommodation throughout. The garden is HUGE, very private and SOUTH FACING and there is ample scope for both a ground floor wrap around extension and loft conversion (subject to obtaining the correct permissions and certificates). The details include: on the ground floor there is a reception to front with an attractive bay and double glazed window, stripped wood floors, feature fireplace and neutral decor. The second reception is similarly sized and offers lovely views into the fabulous rear garden. There is galley style kitchen with an extensive range of wall and base shaker style beech front units, recently installed boiler with A 5 YEAR WARRANTY, oak worktop, stainless steel sink, built in oven and door leading to the SOUTH FACING rear garden. On the the first floor there are THREE BEDROOMS (2 x dbs, 1 sgl) and a family bathroom, with a large loft above. Offered CHAIN FREE, with FREEHOLD tenure and much more. Close by you also have lots of fabulous green space including Dulwich Woods, gorgeous Crystal Palace Park, Mayow Park plus both Sydenham & Forest Hill stations are within a short walk. Call Propertyworld to be the first to see.

Sydenham Sales

020 8488 0011

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Property Summary

- Three bedroom house
- 1930s, END OF TERRACE
- CHAIN FREE
- Residential cul de sac
- HUGE garden
- Scope for significant extension
- Flooded in light
- Two reception rooms
- Must be viewed
- EPC rating is D, council is D

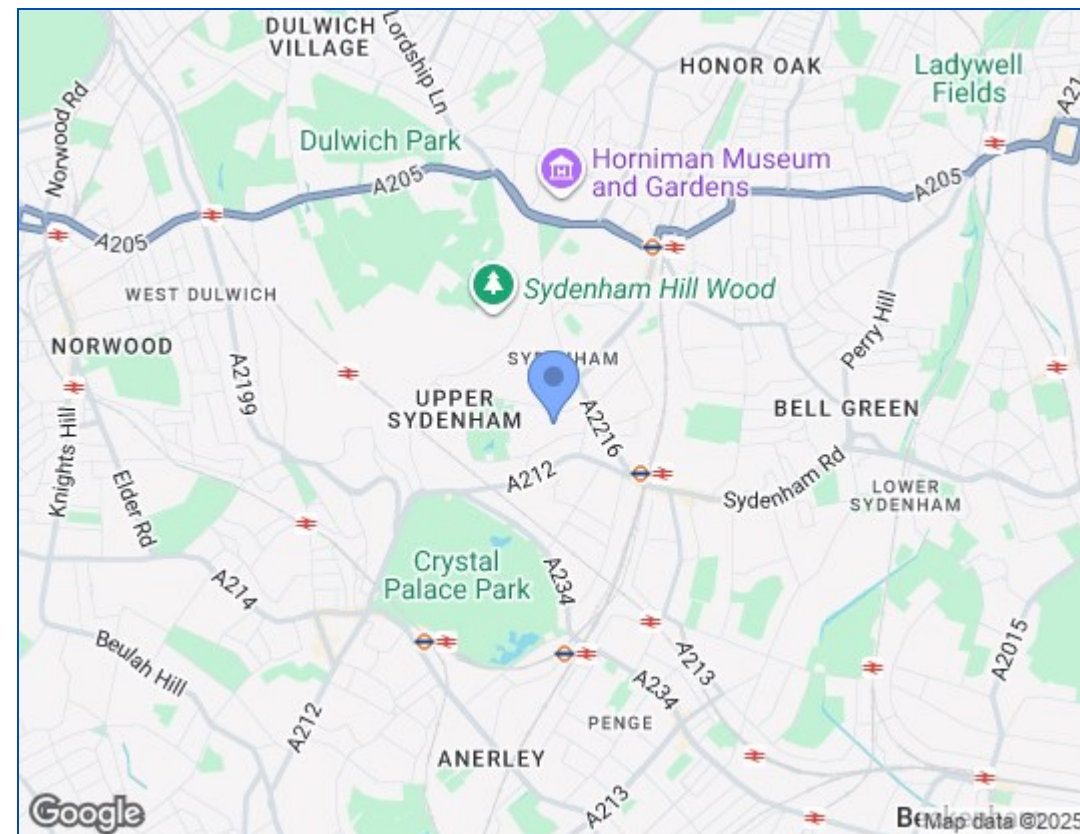
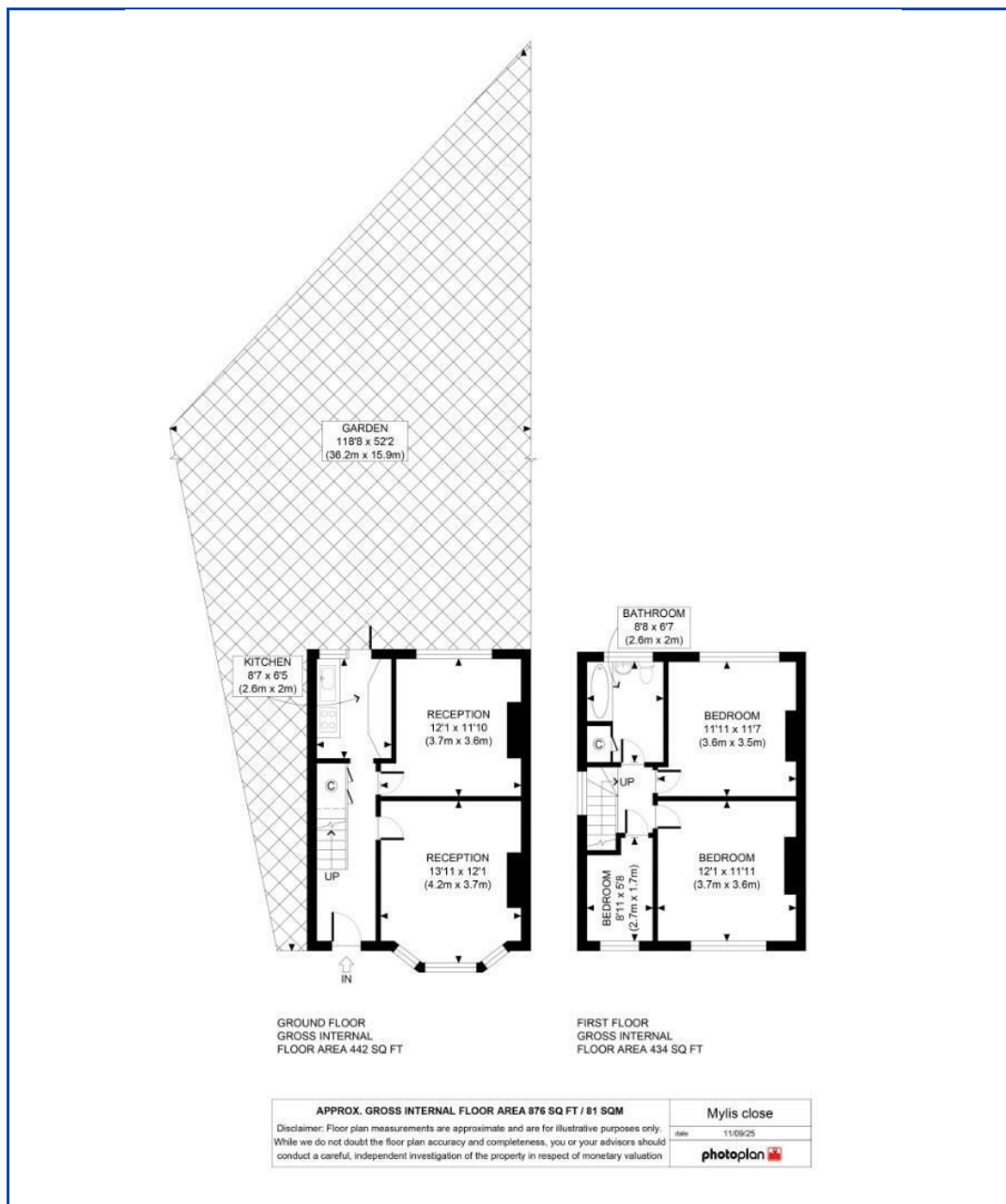
Our Vendor Loves...

Our Vendor Loves...

"We have lived here for almost 30 years and enjoyed every minute. We have watched our family grow and fly the nest but the memories of them and us in this house will remain forever. Its time for us to go too and start a new chapter, but we are certain whoever moves in will love the house as much as we do'.







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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