



Prospect Close, London

Guide Price £575,000



Property Summary

Guide Price: £575,000 - £600,000

A gorgeous three bedroom, two bathroom, end of terrace house with a SOUTH FACING GARDEN (and sauna!!) offered to the sales market by Propertyworld. Built in the post war period, the house benefits from modern construction techniques, generous room sizes, beautifully proportioned accommodation, big windows and lots of light. Packed with storage throughout, this charming house includes: on entering you get a sense of the style and vibe of the house and the way natural light floods the space. The entrance hall is spacious and welcoming and includes a downstairs W.C. The kitchen / diner is to side and includes a stunning engineered wood floor, an extensive range of high gloss wall and base units, integrated appliances, tiled splashback, large space for a dining table and chairs and high spec solid worktop, the lounge is flooded in light with a wall of windows looking into the rear garden, tasteful decor, a wood floor and bespoke wall storage, on the first floor there are three bedrooms (2 x dbs, sgl) - all beautifully presented with tasteful decor, built in storage and a warm comforting vibe. There are two bathrooms - the large family room includes a three piece suite, shower over bath, and tiled walls, whilst the clever ensuite include a large walk in shower and two piece suite. Both bathrooms have UNDERFLOOR heating. The rear garden is perfectly balanced with the house and is SOUTH facing sun trap including a garden shed previously converted into a bespoke sauna but currently being used for storage by the current owners.

Prospect Close is a quiet, residential cul de sac, close to Kirkdale Village - with its large array of amenities, shops and eateries, plus beautiful WELLS PARK.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

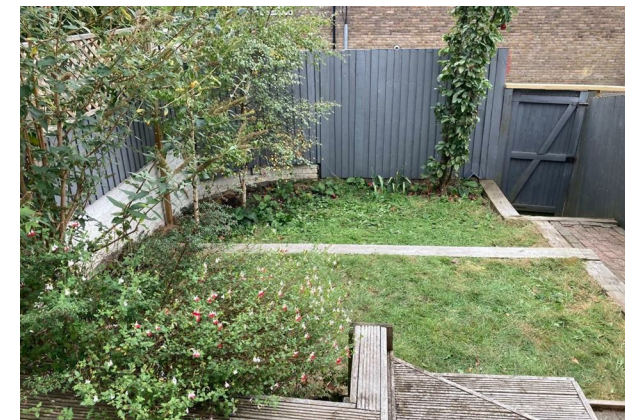
Property Summary

- Three bedroom house
- End of terrace & modern
- Beautiful interior
- Spacious accommodation
- Residential cul de sac
- Lots of storage
- Fab kitchen / diner
- Flooded in light
- EPC rating is C, council tax is C
- Must be viewed

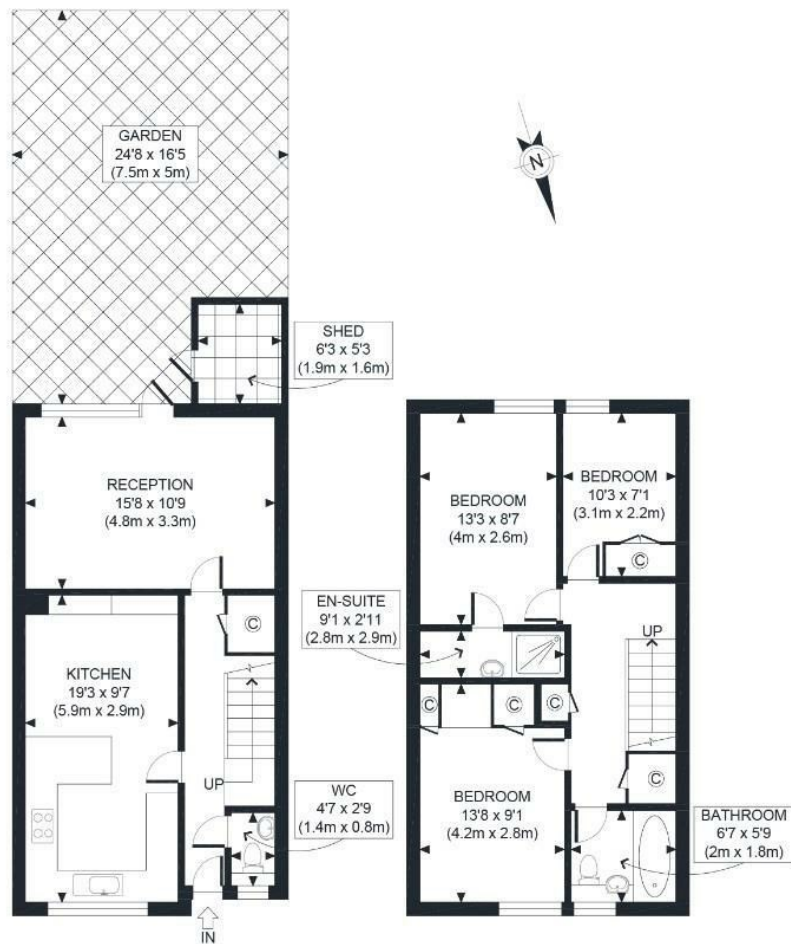
Our Vendor Loves...

Our Vendor Loves....

"We have absolutely loved living here and have made so many wonderful memories. It has been a fantastic home for our 2 young children, who have been able to benefit from a brilliant school, great local holiday clubs and Sydenham wells park around the corner. We've found it to be a calm and peaceful neighbourhood with fantastic transport links and it's been great to be so close to both Kirkdale and Forest Hill".







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 470 SQ. FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 493 SQ. FT

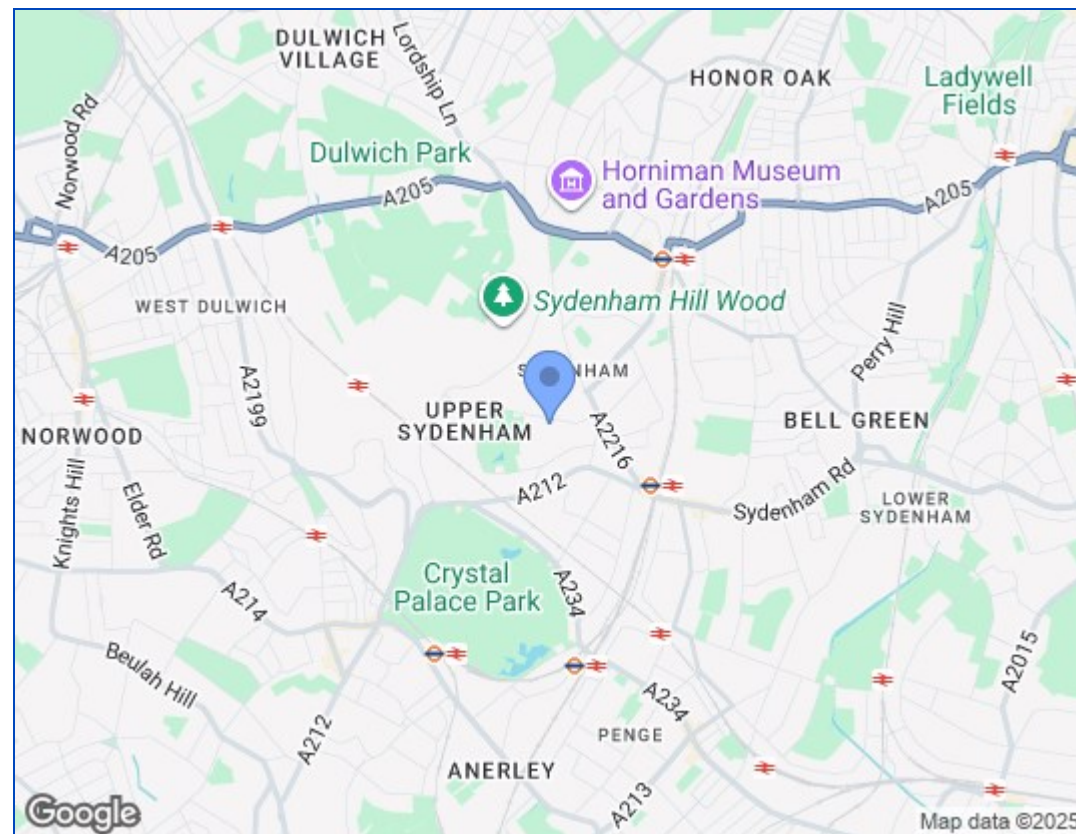
APPROX. GROSS INTERNAL FLOOR AREA 963 SQ. FT / 89 SQM

Prospect close

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: 29/09/25

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 | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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