



Newlands Park, London

Guide Price £700,000



Property Summary

Propertyworld is proud to act as sole agents on this fabulous & CHAIN FREE three bedroom post war townhouse with a ground floor CONSERVATORY, GARAGE, OFF STREET PARKING, GARDEN OFFICE & WEST FACING GARDEN.

This gorgeous house is rare, offering spacious three floors of beautifully presented accommodation with generous rooms, fabulous proportions and lots of natural light. A family house, the living space is practical and versatile. Located on one of Sydenham's best roads, the house is perfectly located between SYDENHAM mainline station (Windrush Line & London Bridge) and PENGE EAST (Victoria) offering easy access into the West End, City and East London. Sydenham high street and Crystal Palace Park are close by too with lots of amenities, shops and cafes.

The details include: you enter the property and pass the TWO off street parking spaces to front, and enter directly into a well appointed entrance hall - ideal for boots and buggies. Ahead you'll find the spacious and modern kitchen / diner with a large conservatory attached. With views into the beautiful west facing garden, the room is full of light with an extensive range of Beech fronted units, lots of space to dine, tiled floor and all appliances. There is a ground floor WC. On the first floor there is a fabulous lounge located to front and double bedroom with an ensuite shower room. On the second floor you will find two further bedrooms - both immaculately presented - the master is big with extensive built in wardrobes.

In the rear of the garden is a brick built GARDEN OFFICE with heating and electrics.

The WEST facing garden is approx 60ft with a stone patio, mature plants and is very private. This is a rare and wonderful house, offering substantial living space and many extra benefits on arguably the best road in SE26. Call Propertyworld now on 0208 488 0011 to view.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

- Three bedroom house
- Modern, townhouse
- OFF STREET PARKING
- WEST facing garden
- Garden OFFICE
- CHAIN FREE
- Private GARAGE
- Fabulous location
- Family house
- EPC is D, council tax is D

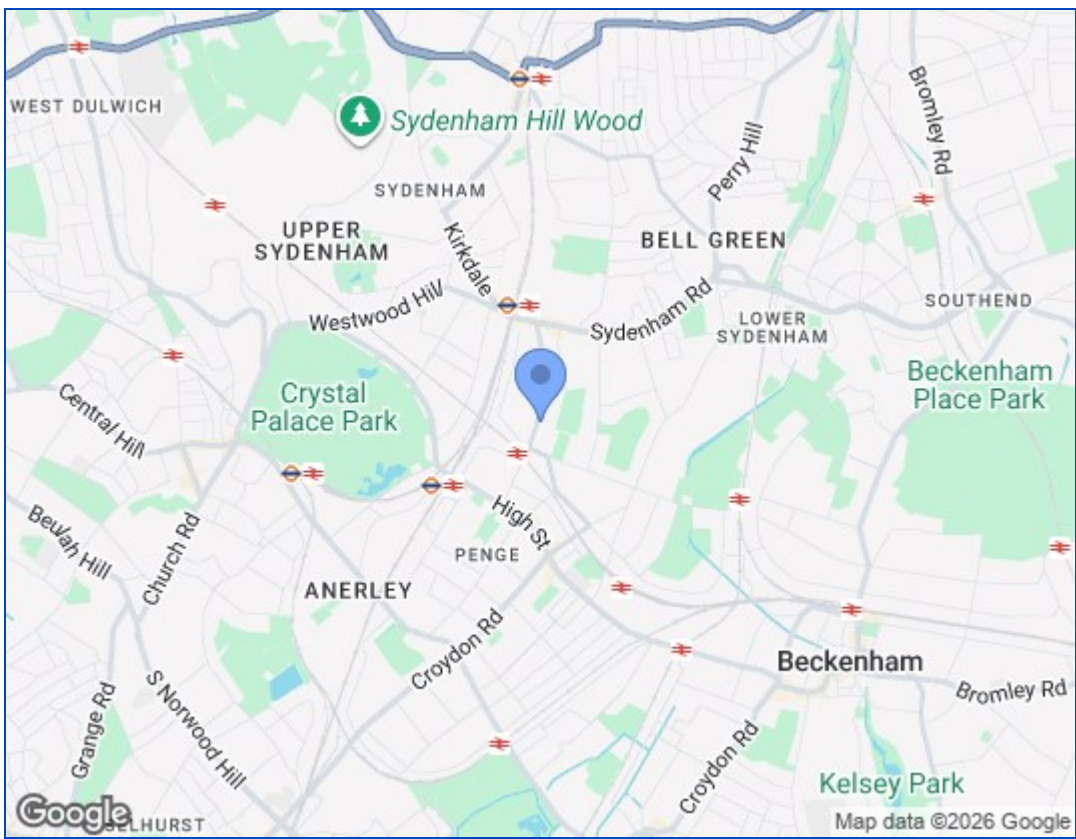
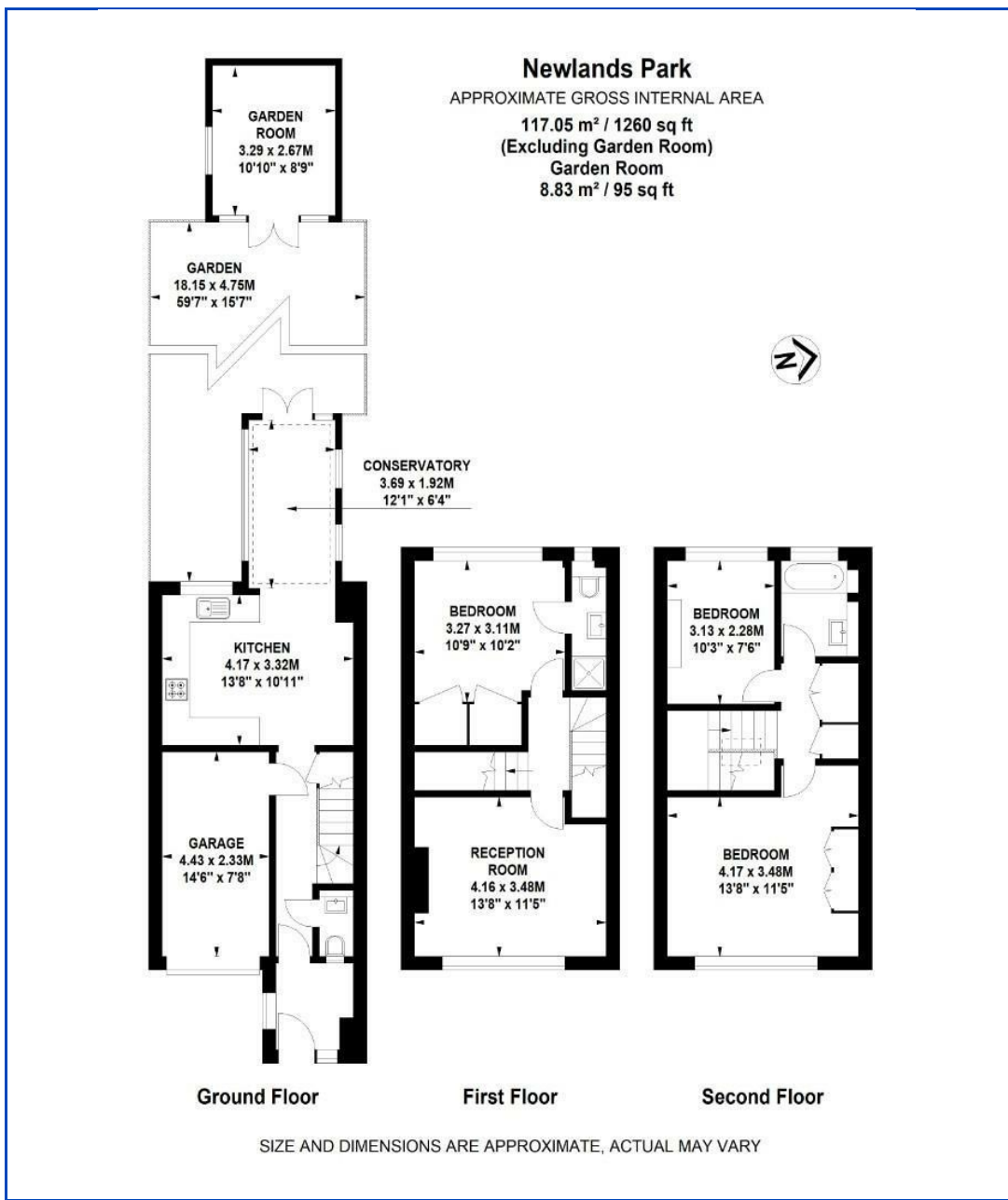
Our Vendor Loves...

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"The house is very convenient with two useful stations close by. There is an independent office or workspace at the end of the garden. There is a a garage for parking extra storage or to convert into living space , plus off road parking for two cars and 2 bathrooms. Large manageable garden and very close to a park and to the shops with a bus stop very near by."







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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