Tarragon Grove, London

Asking Price £475,000

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propertyworld

Property Summary

Propertyworld is delighted to offer this modern two/three-bedroom townhouse to the market with no onward chain.

Arranged over three floors and tucked away in a quiet, private close, the property is just a short walk from Sydenham High Street, with excellent local amenities and easy access to both Sydenham and Penge East stations for fast links into Central London.

The ground floor comprises a spacious entrance hall, guest WC and a versatile 19'9" reception room, currently used as a bedroom but equally suitable as a lounge/diner or home office. Doors open onto a large communal lawn, ideal for relaxing during the warmer months.

The first floor offers a bright dual-aspect living and dining room, creating a fantastic entertaining space, alongside a well-equipped kitchen with a range of fitted units, generous worktop space and room for appliances.

On the top floor are two well-proportioned bedrooms, with the principal bedroom to the front and the second overlooking the communal gardens. A modern family bathroom completes the accommodation, featuring built-in storage and a 'Shower Bath', for the best of both.

Further benefits include allocated parking, additional visitor parking, solar panels and a shared freehold tenure. Offering flexible living space, excellent transport links and a sought-after location, this is a fantastic opportunity for first-time buyers, professionals and downsizers alike!

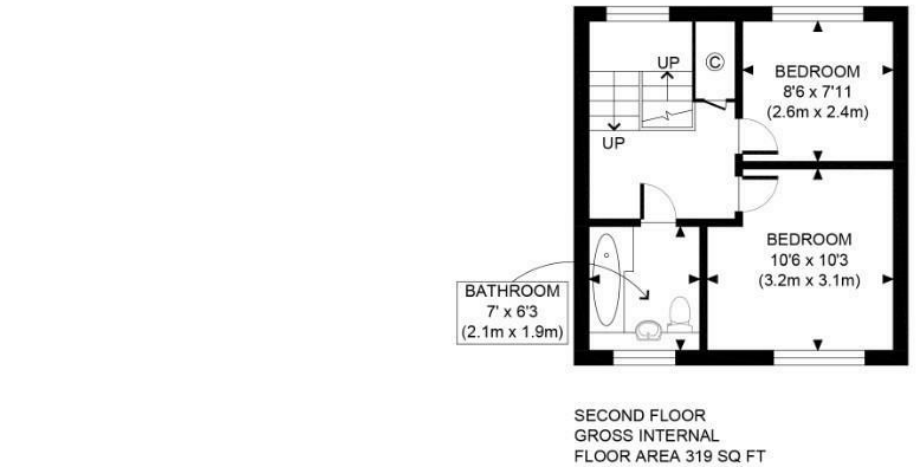
Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

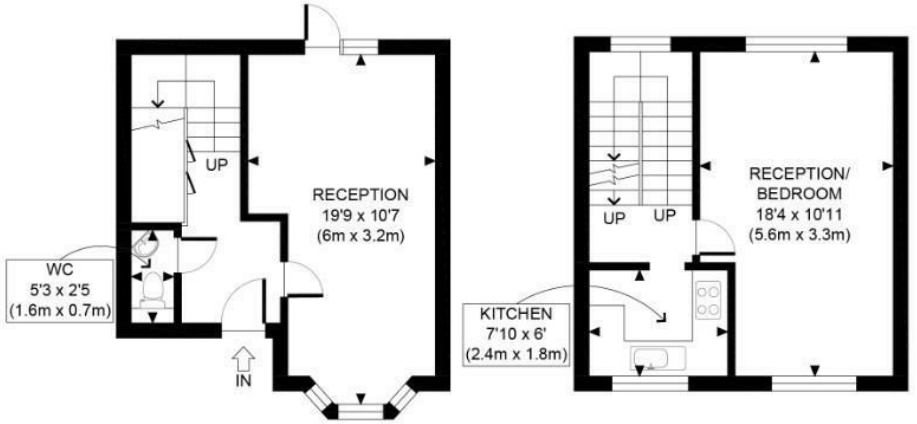
- Three Bedrooms
- Modern Build Townhouse
- Spacious accommodation through
- Allocated Parking
- Direct access to large gardens
- No Onward Chain
- Solar panels
- Shared freehold Tenure
- Council Tax Band D
- Epc Rated D

Our Vendor Loves...

"I have spent 7 very happy years in this home and it's the quietest place I have ever lived in London. Being in a cul de sac means there is no passing traffic and being right next to Alexandra Recreation Ground is perfect. A 5 minute walk to Penge East station is ideal for commuting to Victoria. The home provides total flexibility in the use of the space - I have had lodgers and long term guests and there is plenty of space for them all to do their own thing. Also, the solar panels mean that my electricity bills during the Summer months are literally zero!"



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 319 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 292 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 315 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 926 SQ FT / 86 SQM	tarragon grove
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 14/07/26
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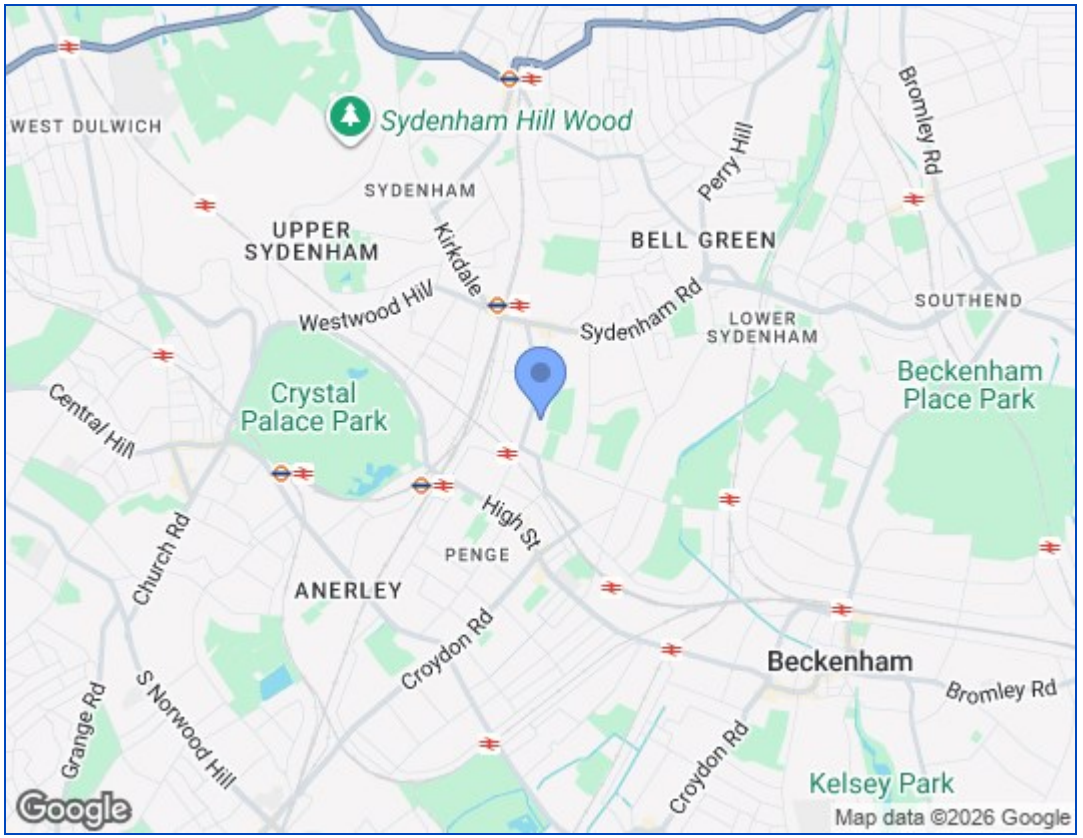

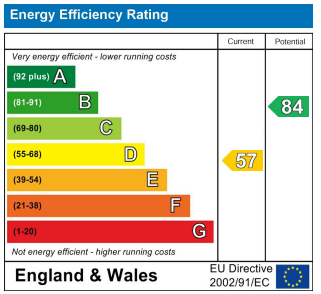

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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