



Maybourne Close, London

Asking Price £600,000



3



1



1



C

Property Summary

GUDIE PRICE £600,000 - £625,000

Propertyworld is proud to act as sole agents on this THREE bedroom mid terrace house with WEST FACING GARDEN & GARAGE. Located on a gorgeous & quiet residential cul de sac, hidden from view but literally minutes from CRYSTAL PALACE PARK and Sydenham High Street, the location is incredible. It's really hard to beat.

The property itself is spacious, with generous room sizes and beautifully proportioned accommodation throughout. Flooded in light, the house benefits from both front and back gardens and newly clad, the front elevation offers a handsome and welcoming outlook.

The details include: on the ground floor there is modern fitted kitchen to front with an extensive range of wall and base units, built in oven and hob, granite effect worktop, large double glazed window to front, plus all appliances, to rear is a wonderful lounge with large patio doors leading to the WEST FACING rear garden, fitted carpet and neutral decor. There is also a very handy downstairs W.C. On the first floor there are THREE BEDROOMS (2 dbs, 1 sgl) and a fabulous family bathroom.

The tranquil and beautifully tended WEST FACING garden in an oasis of calm, with a stone patio and mature raised lawn. The garage is offered in good condition with a recently installed door.

A mid century masterpiece looking for a new owner and available to view. Please call Propertyworld on 0208 488 0011 to be the first.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

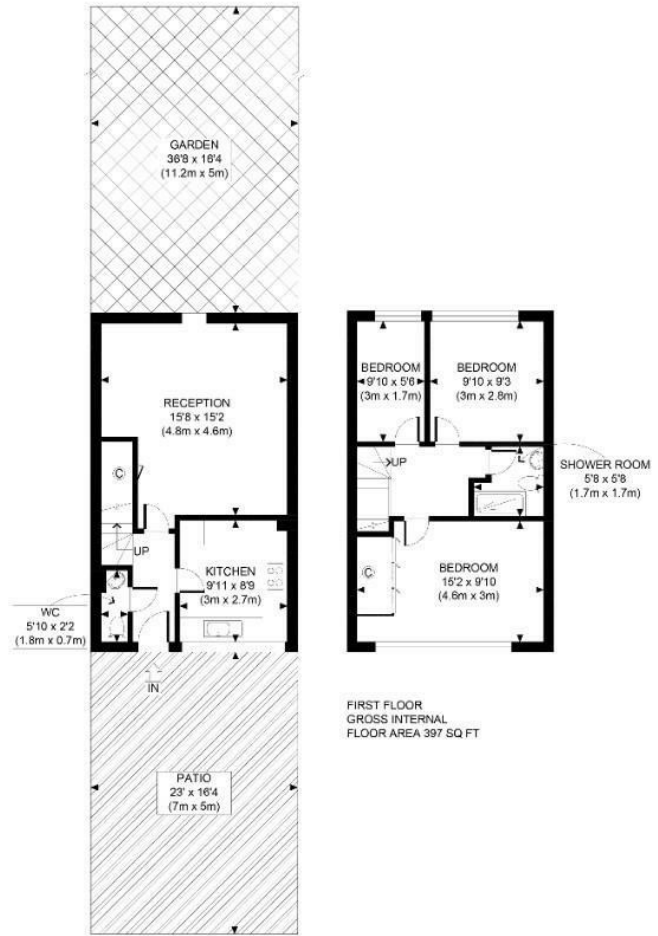
- Three bedroom house
- Modern, mid century
- WEST FACING garden
- Private GARAGE
- Fabulous and special location
- Spacious accommodation
- Flooded in light
- Rare opportunity
- Must be viewed
- EPC rating is C / council tax is D

Our Vendor Loves...

This has been the most absolutely wonderful home for the last 27 years, with memories that will be treasured forever. Situated in a Close where houses rarely become available, it is a really unique home situated in a safe, quiet, secluded, private road that is truly a sanctuary. The house has been truly loved from the day it was purchased in 1998 with much updating and TLC during that time. The house floods with natural light and the garden is a central feature being an extension of the sitting room with the visitation of very many varieties of birds - an actual woodpecker has been seen in the garden, usually heard, not seen! I have no doubt it will be a home equally loved and enjoyed by the new owners.



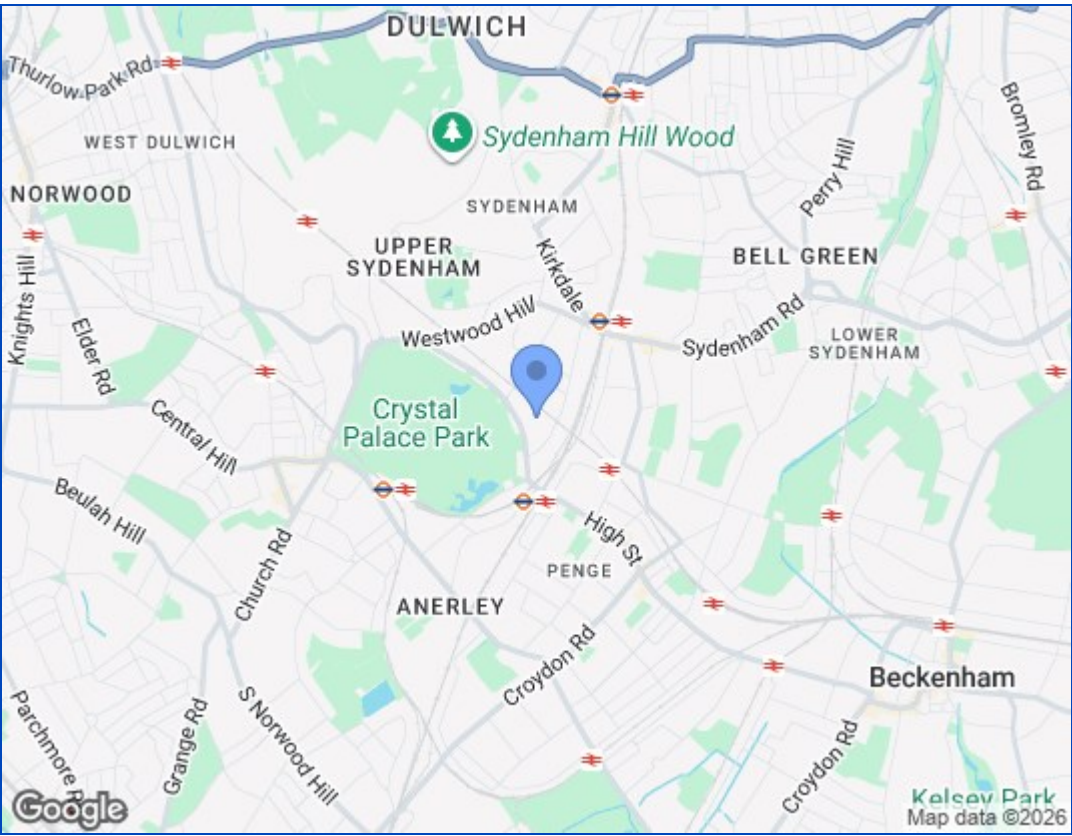




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 397 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 394 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 791 SQ FT / 73 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.
 Maybourne close
 size: 23/04/25
 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 | | | |
| | | 72 | 85 |
| England & Wales | | EU Directive 2002/91/EC | |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

