



Collingtree Road, Sydenham

Asking Price £350,000



1



1



1



C

Property Summary

A fabulous one bedroom first floor maisonette with a PRIVATE GARAGE, offered CHAIN FREE to the sales market. An ideal purchase for discerning first time buyers, the flat is spacious, flooded in light, with lots of storage and beautifully proportioned accommodation throughout. Located on one of Sydenham's best roads, the flat benefits from a quiet yet very convenient location, 5 mins from Sydenham mainline station, shops, amenities and eateries.

The details include: you enter into a welcoming entrance hallway, ideal for shoes and coats and then climb the stairs to the main body of the property itself. The landing is wide and offers access to all rooms with lots of light. The lounge is spacious and is located to rear with views over the local area. The light is fantastic with neutral decor, a huge double glazed window, original picture rail and fitted carpet. The bedroom is a generous double, with a wall of built in wardrobes, fitted carpet, beautiful bay window to front and neutral decor. The kitchen is fitted and modern, with a range of wall and base high gloss units, laminate worktop, gas hob, electric oven, tiled splashback and double glazed window. There is also a family bathroom with a three piece suite, with shower over bath. Above is a large loft - ideal for storage, with the potential to CONVERT (with the correct permissions / certification). The garage is located behind the property along a small pathway.

This is a well appointed and spacious maisonette with NO CHAIN, PRIVATE GARAGE and a fab location. Call Propertyworld on 0208 488 0011 to be first to see.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

- One bedroom flat
- First floor maisonette
- CHAIN FREE
- PRIVATE GARAGE
- Ideal first time buy
- Large LOFT
- Stunning location
- Spacious and flooded in light
- Lots of storage
- EPC is D, Council tax is C

Our Vendor Loves...

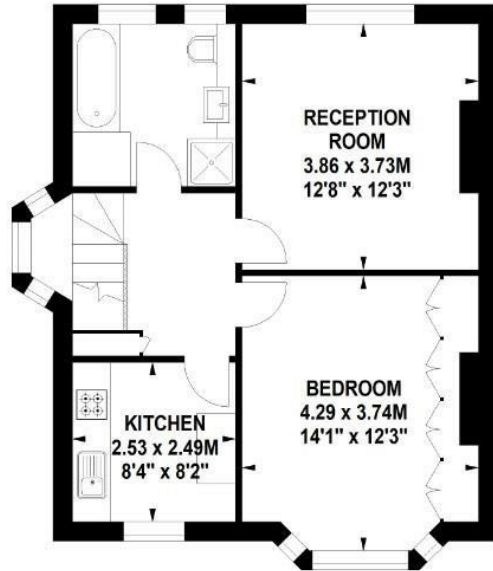
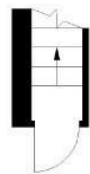
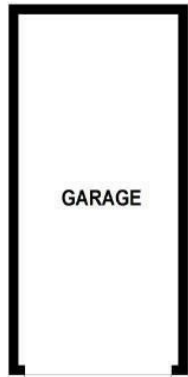
Our Vendor Loves..

"the flat is big and full of light. The location is brilliant, as the road is quiet but close to the station and shops. With the loft and garage its great for storage too."





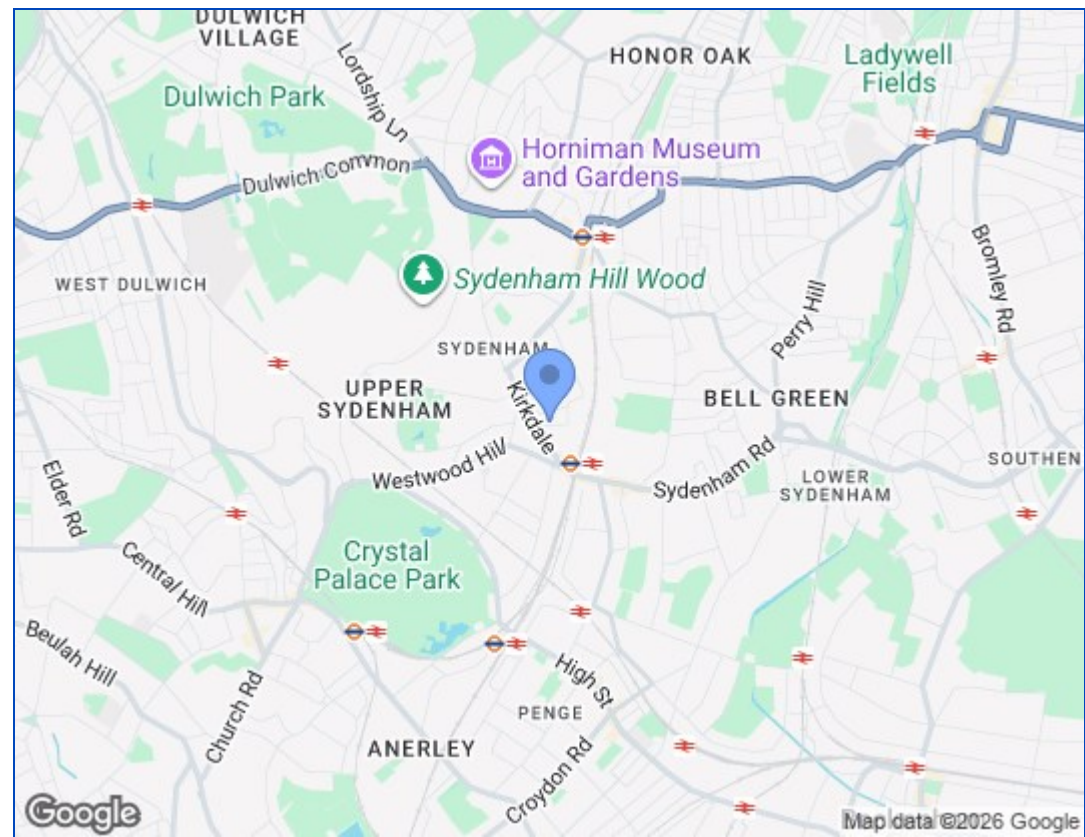
Collingtree Road
 APPROXIMATE GROSS INTERNAL AREA
 51.75 m² / 557 sq ft



**Ground Floor
Entrance**

First Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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	

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.

