



Watlington Grove, London

Asking Price £575,000



Property Summary

Propertyworld is pleased to offer this CHAIN FREE, two bedroom, Victorian cottage to the sales market. Offered for sale for the first time in a generation, the house has been a much loved family home for many many years. Requiring some internal modernisation, the house has been lovingly cared for and has been beautifully maintained. An ideal first time buy, the house enjoys an enviable position in one of Sydenham's best roads. Watlington Grove a is quiet and very pretty residential cul de sac of similar houses, located just off Sydenham Road. Offering ample free parking, the road is gorgeous & known for its beautifully painted houses and vibrant west London feel.

The accommodation is a generous size with lots of natural light. The details include: on the ground floor there is a double reception with neutral decor and fitted carpet. To rear is a full width kitchen diner with doors leading to the west facing garden. With an extensive range of wall and base units, built in oven and hob, plus laminate worktop, the room is genuine kitchen / diner and the real hub of the house. There is a huge full width and well maintained basement, which is ideal for storage or like others on the street could be the subject of a basement conversion. On the first floor there are TWO DOUBLE bedrooms, and a very large and nicely appointed family bathroom. The rear garden is west facing and a real sun trap, laid mainly in stone.

Offered CHAIN FREE, this is a super house with a fabulous warm and happy vibe. Call Propertyworld on 0208 488 0011 to be the first to see.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Two bedroom house
- CHAIN FREE & freehold
- Workers cottage
- Beautiful residential cul de sac
- WEST facing garding
- Huge basement
- Flooded in light
- Family home for 50 years
- Fabulous first time buy
- Must be viewed

Our Vendor Loves...

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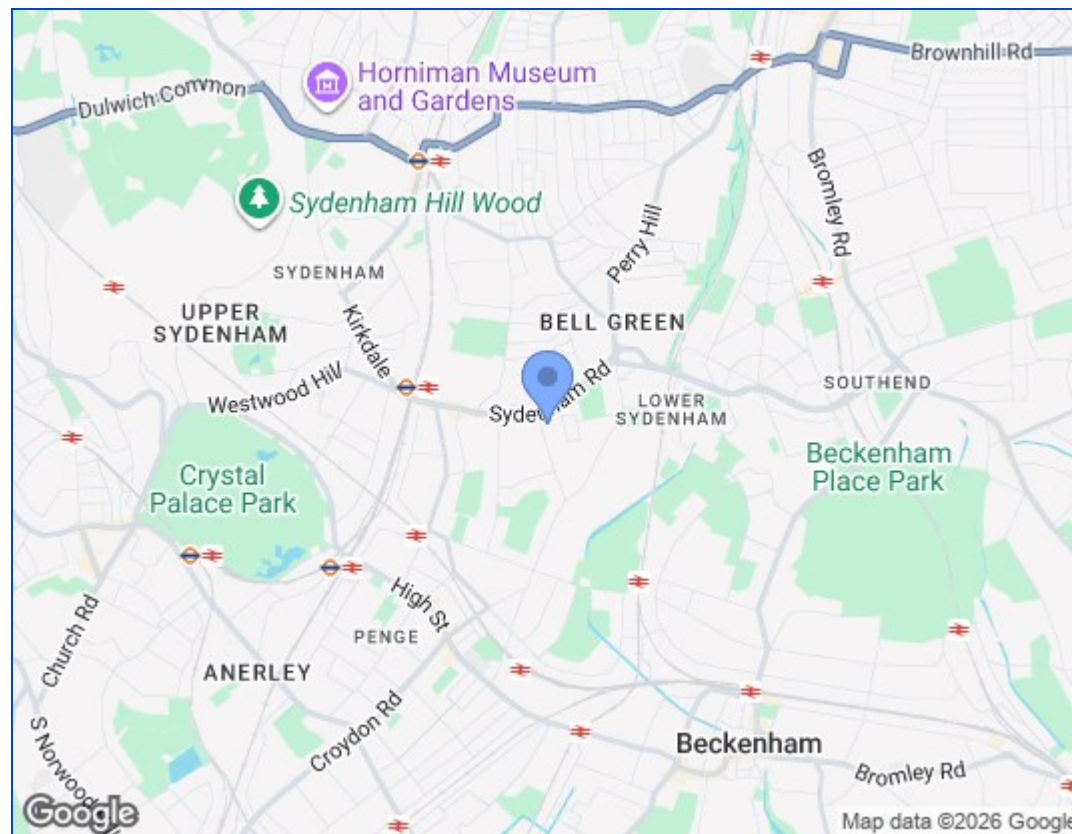




Watlington Grove
APPROXIMATE GROSS INTERNAL AREA
123.93 m² / 1334 sq ft



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		
(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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