



Elderton Road, Sydenham

Guide Price £500,000



Property Summary

Guide Price: £500,000 - £525,000

Propertyworld is proud to offer this fabulous three-bedroom mid-terrace house to the sales market. This impeccable home offers spacious and beautifully proportioned accommodation throughout, featuring NEW double-glazed windows and doors and having been newly RE-PAINTED in neutral tones throughout. Flooded in natural light and boasting a WEST-FACING rear garden, we are expecting strong demand and advise booking an early appointment to view. Elderton Road is a popular residential street perfectly positioned for easy reach of Mayow Park and is within walking distance to Sydenham station, served by the Overground and Southern Rail for a seamless commute into Central London.

The details include:

- Reception: A stunning double reception room on the ground floor, freshly painted with high-specification laminate flooring and a classic bay window to the front.
- Kitchen: A modern, fully fitted kitchen featuring an extensive range of beech-fronted wall and base units, tiled flooring, tiled splashbacks, and a NEW OVEN.
- Access: Two double-glazed windows flood the kitchen with light, and a new double-glazed door provides direct access to the private rear garden.
- Bathroom: A generous family bathroom including a white three-piece suite and shower.
- Bedrooms: On the first floor, there are THREE BEDROOMS—all beautifully presented, freshly painted, and featuring NEW double-glazed windows.
- Loft: A large loft space that is fully boarded and easily accessible via a pull-down IKEA ladder, providing excellent storage. The current owner also has previously drawn-up plans for a loft conversion which can be shared with potential buyers.

The garden is hard-landscaped, west-facing, and a genuine sun trap. Offered with NO CHAIN and FREEHOLD, this is a seriously attractive opportunity for first-time buyers and families alike.

We look forward to hearing from you to book a viewing. Call PW on 0208 488 0011.

Property Summary

- Three bedroom house
- Victorian property
- NO CHAIN & FREEHOLD
- Stunning presentation
- Beautifully proportioned
- NEW windows and doors
- Period details
- Large CONVERTIBLE loft
- Hard landscaped garden
- Ideal F.T.B

Our Vendor Loves...

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"I have happily lived here for over 15 years and will truly miss the location. The house is wonderfully bright in the summer and incredibly cosy in the winter, and the garden is a total sun trap. The street has always been friendly, with great neighbours and a genuine sense of community. The location really packs a punch—with so many incredible parks, pubs, and cafes on the doorstep, plus fantastic transport links that make the commute into London a breeze. I leave with many happy memories and will miss living here."



Sydenham Sales

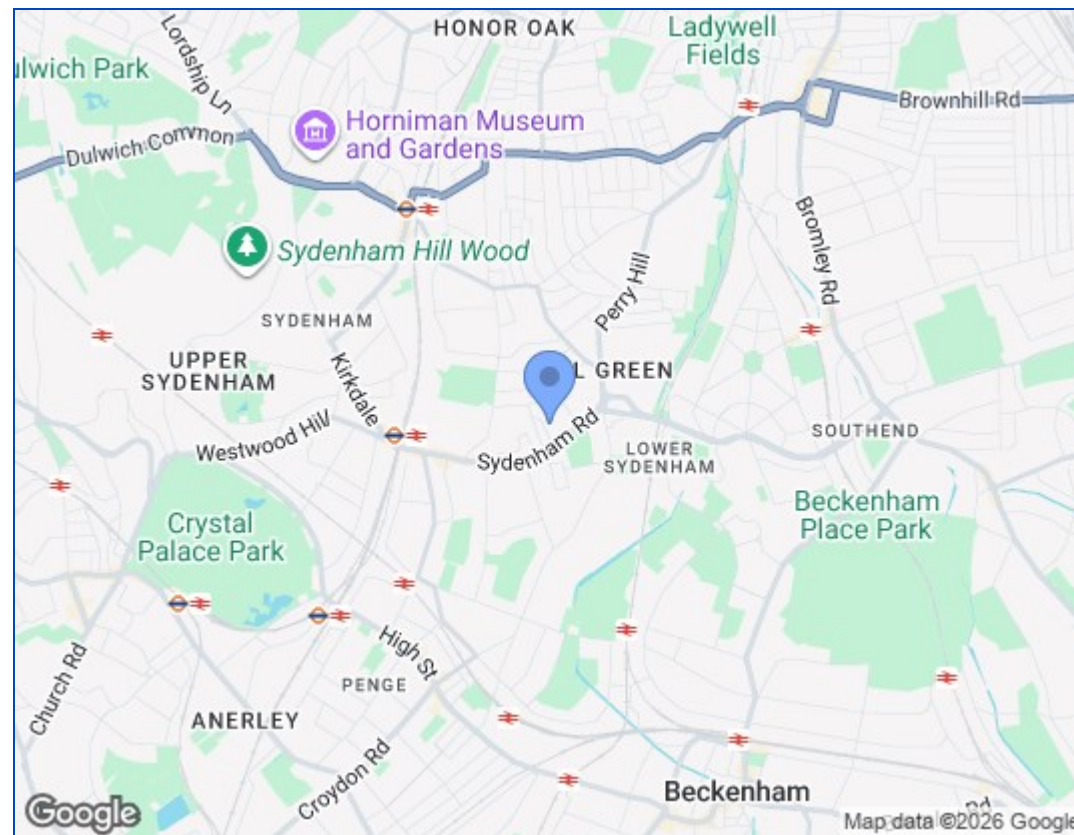
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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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