



**2 Bed
House - Mid
Terrace
Spinney Gardens**

**Asking price
£455,000
Freehold**

- Two bedroom Mid terraced house
- Chain free, move in ready
- Fitted kitchen
- 35ft rear garden
- Allocated parking
- Moments from Crystal Palace Park
- Near Crystal Palace Triangle
- Backs onto Upper Dulwich Wood
- Double-height conservatory
- Service Charge for Road and Communal areas £1043.74pa



Spinney Gardens
London
SE19 1LL

Situated in the desirable Spinney Gardens of Upper Norwood, this charming mid-terrace house presents an excellent opportunity for those seeking a delightful home in a vibrant area. This property is offered chain free, making it an ideal choice for a smooth transition.

Spanning 710 square feet, the house features two generously sized double bedrooms, perfect for families or those needing extra space. The well-appointed bathroom and a spacious reception area create a welcoming atmosphere, ideal for both relaxation and entertaining. The double-height conservatory allows for an abundance of natural light, enhancing the overall warmth of the home.

One of the standout features of this property is private rear garden, providing a tranquil outdoor space to unwind. Additionally, allocated parking adds to the convenience of living in this sought-after location. The property is situated within a private estate, ensuring a sense of community and security.

Residents will appreciate the proximity to the bustling Crystal Palace Triangle, which offers a variety of shops, cafes, and restaurants. Excellent transport links make commuting a breeze, while the nearby Crystal Palace Park and Upper Dulwich Wood provide ample opportunities for outdoor activities and leisurely strolls.



Entrance Porch

Enclosed entrance porch. Front door.

Entrance hall

Radiator. Storage cupboard. Laminate wood flooring.

Reception room

17'6 x 12'7

Window to rear. Two doors to garden. Radiator. Laminate wood flooring. Door to conservatory.

Kitchen

6'7 x 6'5

Double glazed window to front. Range of wall and base units with work surfaces over. Built-in oven and hob with extractor hood. Space for fridge freezer. Stainless steel single drainer sink unit.

Landing

Access to first floor. Laminate wood flooring. Balustrade.

Bedroom One

12'7 x 9'4

Window to rear. Radiator. Door to conservatory / balcony area. Fitted wardrobes.

Bedroom two

12'7 x 7'9

Window to rear. Built-in wardrobes. Laminate wood flooring. Radiator.

Bathroom

Window to front. Panelled enclosed bath with shower. Vanity wash hand basin. Airing cupboard. Loft access. Cupboard housing boiler.

Separate WC

Window to front. Low level WC. Wall mounted wash hand basin.

Garden

25'

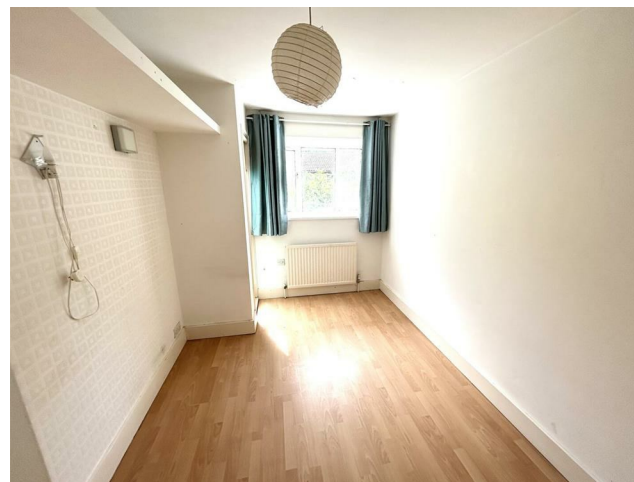
Patio area then laid to lawn.

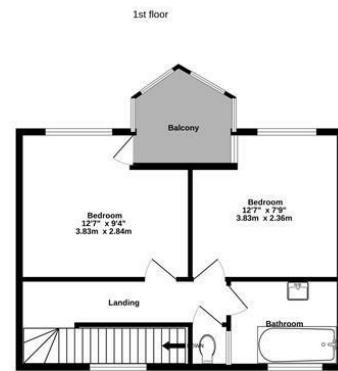
Tenure

"We are advised by the vendor(s) that the tenure is Freehold". Service charge for the road and communal areas £1043.74pa.

Authority

London Borough of Southwark. Band D £1877.90





Spinney Gardens, London, SE19
 TOTAL FLOOR AREA: 710sq.ft. (66.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix C2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		70	
(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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