



Chelsfield Gardens, Sydenham

Guide Price £450,000



Property Summary

A stunning two-bedroom, first-floor flat offered to the market by Propertyworld, with a private GARDEN, SHARE OF FREEHOLD, private ENTRANCE, off-street parking and GARAGE. A rare and exciting blend of features that makes this gorgeous property a great find. Offering spacious living space, generous rooms and beautifully proportioned accommodation throughout, the property is flooded with light and presented in immaculate condition.

Chelsfield Gardens is a popular residential cul-de-sac, located between Sydenham and Forest Hill. Quiet but convenient, the close offers easy access to lots of local shops, eateries and amenities, plus a range of transport options.

You enter the property via your own private entrance and into a delightful hallway with a double-height ceiling and staircase. An ideal spot to land with boots, coats and buggies. At the top of the staircase, two generous windows flood the space with natural light, creating an ideal home office area.

The lounge is a wonderful space, with a wall of double-glazed windows creating a bright and airy feel. Warm tones throughout add character, while the room comfortably accommodates both dining and seating areas. A fitted carpet, plantation blinds and stylish finishing touches complete the space.

The kitchen is modern, with an extensive range of wall and base units, a laminate worktop, ceramic sink, tiled splashback, integrated spotlights and charming views over the rear garden. The bathroom is nicely presented, with a three-piece suite and shower over the bath.

Outside the flat is a large private garden with a patio, mainly laid to lawn and featuring lots of planting and shrubs. There is also a private GARAGE and an off-street parking space with an EV connection.

Other fab benefits include a SHARE OF FREEHOLD, loft space and much else. EPC rating: C. Council Tax Band: C.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

- Two bedroom flat
- Modern, purpose built
- First floor
- Private GARDEN
- Private ENTRANCE
- Private GARAGE
- Off street parking
- SHARE OF FREEHOLD
- Stunning interior
- Ideal first time buy

Our Vendor Loves...

Our Vendor Loves..

"We've absolutely loved living here and will be really sad to leave. The flat gets loads of natural light thanks to the big windows, which makes it feel bright and welcoming all year round. One of our favourite features is the large landing overlooking the garden and trees. We've used it for all sorts, from a cosy reading spot to a home office.

The garden has been a real bonus for us too. It's private, mature and spacious, and we've spent a lot of time out there when the weather's been good. We've also found the storage really useful, with plenty of room in built-in cupboards, the garage and loft.

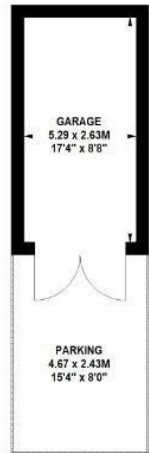
The location is great. It's tucked away in a quiet little cul-de-sac, but you're still within easy walking distance of both Forest Hill and Sydenham stations, as well as lots of great cafés, pubs and shops. We're moving because with a growing family, we need a bit more space, and we really hope whoever moves in next enjoys living here as much as we have".



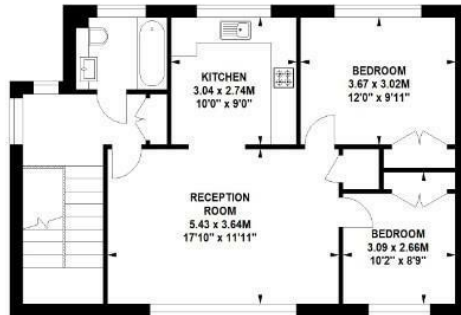




Chelsfield Gardens
 APPROXIMATE GROSS INTERNAL AREA
 85.10 m² / 916 sq ft
 (INCLUDING GARAGE)
 GARAGE
 14.03 m² / 151 sq ft

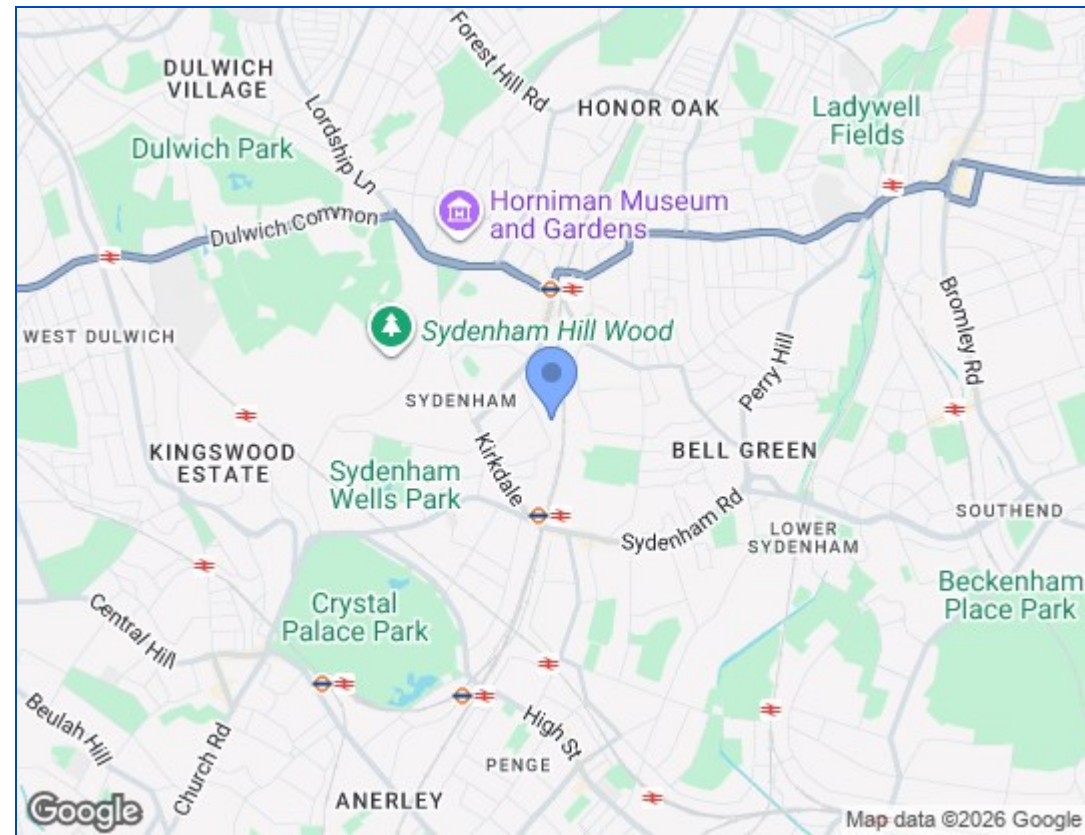


Ground Floor
 Entrance



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		
(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	

70 75

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