

Stanfords

— sales & lettings —



£750,000 Freehold
2 bedroom terraced house

Mount Ash Road
Sydenham

Read all about it...

This beautiful 2 double-bedroom, three-story early Victorian townhouse is located on Mount Ash Road, a quiet cul de sac street equidistant to Forest Hill & Sydenham offering easy access to both centres and their amenities; excellent transport links to the City, green spaces, outstanding schools, independent local shops, restaurants & pubs.

This charming accommodation spans over 1000 sq of internal space, spread over three floors and has been wonderfully maintained by the present owner while still retaining some of its period features. The lower ground floor comprises a large open-plan kitchen/dining area with integrated appliances and a patio door leading directly to a southeast-facing private rear garden and a front courtyard. The ground floor consists of a large lounge and a modern family bathroom suite. Moving up to the second floor, you will find a generously proportioned double bedroom with a built-in wardrobe and an ensuite, as well as a second double bedroom at the rear.

Offered to the market with no onward chain.

Tenure: Freehold

**VICTORIAN TOWN HOUSE
SOUTH EAST FACING REAR
GARDEN
APPROX 1,025 SQFT**

**CHAIN FREE
GREAT LOCATION**

Like what you see?

Call **020 8699 6778** or email us at foresthill@stanfordestates.london
to arrange a viewing or request further information





LOWER GROUND FLOOR

Landing

Dado rail, tiled Flooring

Lounge/Diner

4.28m x 3.24m (14' 1" x 10' 8")

Spotlights, patio door to the front courtyard, double-glazed sash window, fireplace, radiator, tiled flooring.

Kitchen

3.84m x 3.23m (12' 7" x 10' 7")

Spotlights, patio door to the garden, double-glazed windows, base units with wood top surfaces, tiled splashback, 5 ring gas hob with overhead fan extractor, granite sink with drainer, double electric oven, integrated fridge/freezer & dishwasher, radiator, tiled flooring.

Utility

1.02m x 3.03m (3' 4" x 9' 11")

GROUND FLOOR

Entrance Hall

7.14m x 1.50m (23' 5" x 4' 11")

Pendant ceiling light, double-glazed window, dado rail, wood flooring.

Lounge

4.66m x 2.80m (15' 3" x 9' 2")

Pendant ceiling light, double-glazed sash windows, fireplace with tiled hearth, radiator, wood flooring.

Bathroom

2.80m x 2.37m (9' 2" x 7' 9")

Pendant ceiling light, double-glazed window, sink, bathtub, walk-in shower with rainfall shower head, radiator, tiled walls & flooring.

FIRST FLOOR

Landing

Pendant ceiling light, double-glazed window, wood flooring.

Bedroom

4.40m x 3.78m (14' 5" x 12' 5")

Pendant ceiling light, double-glazed sash windows, built-in wardrobe with sliding doors, radiator, fitted carpet.

Bedroom

3.28m x 2.80m (10' 9" x 9' 2")

Pendant ceiling light, double-glazed window, radiator, fitted carpet.

Ensuite

2.8m x 0.95m (9' 2" x 3' 1")

Spotlights, walk-in shower with rainfall shower head, basin sink unit, heated towel rail, WC, tiled walls & flooring.

OUTSIDE

Garden

8.57m x 4.01m (28' 1" x 13' 2")

Partly patioed partly pebbled garden, garden shed.

Front Courtyard

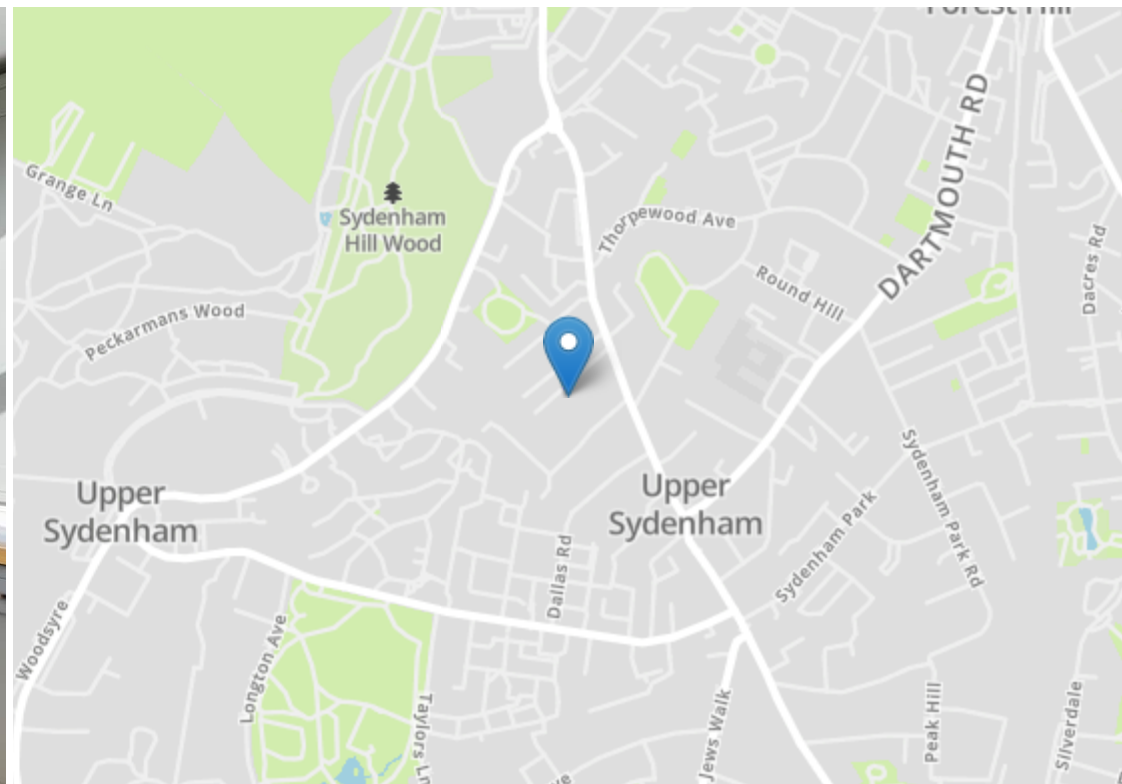


Total Area: 95.2 m² ... 1025 ft² (excluding garden, front courtyard)

Drawn for Stanfords Sales & Lettings
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.