



**£625,000 Freehold**  
3 bedroom end of terrace house

Chelsfield Gardens  
Sydenham

# Read all about it...

A fantastic 3-bedroom, end-of-terrace house situated just half a mile from both Forest Hill and Sydenham Stations.

Having been fully refurbished by the current owners when they moved in, the property now offers a large open-plan living space downstairs with a separate study/reception room and understair storage. The modern fitted kitchen overlooks the rear south-facing garden that benefits from side access, a decked seating area and a large shed.

Upstairs on the first floor, the property comprises two good-sized double bedrooms along with a third single and the main family bathroom.

The property also boasts a downstairs WC, a loft for additional storage and off-street parking.

## GROUND FLOOR

### Living Area/Open Plan Kitchen

5.24m x 7.04m (17' 2" x 23' 1")

#### Living Area

Double glazed folding doors leading to the rear garden, laminate wood floor, radiator, under-stair storage cupboard, open plan kitchen space

#### Kitchen Area

Matching wall & base level unit with stone effect worktops, single drainer sink with mixer tap, four ring gas hob with extractor hood, integrated dishwasher, integrated fridge freezer.

### Study / Reception Room

2.56m x 4m (8' 5" x 13' 1")

Double glazed window to front and side, laminate wood floor, radiator.

### WC

Double glazed window to front, low-level WC, fixed wash basin.

## FIRST FLOOR

### Landing

Fitted carpet, access to loft.

### Bedroom

2.80m x 3.38m (9' 2" x 11' 1")

Double glazed window to the rear, fitted carpet, radiator, fitted wardrobes.

### Bedroom

2.39m x 3.43m (7' 10" x 11' 3")

Double glazed window to front, fitted carpet, radiator.

### Bedroom

1.72m x 2.88m (5' 8" x 9' 5")

Double glazed window to front, fitted carpet, radiator, built-in wardrobe.

### Bathroom

1.75m x 2.80m (5' 9" x 9' 2")

Double glazed window to rear, tiled floor, tiled surround, panel enclosed bath with shower, low level wc, fixed wash basin, powered extractor fan.

## OUTSIDE

### Garden

South facing. Decked seating area leading to lawn with shed to rear. Side access.



Like what you see?

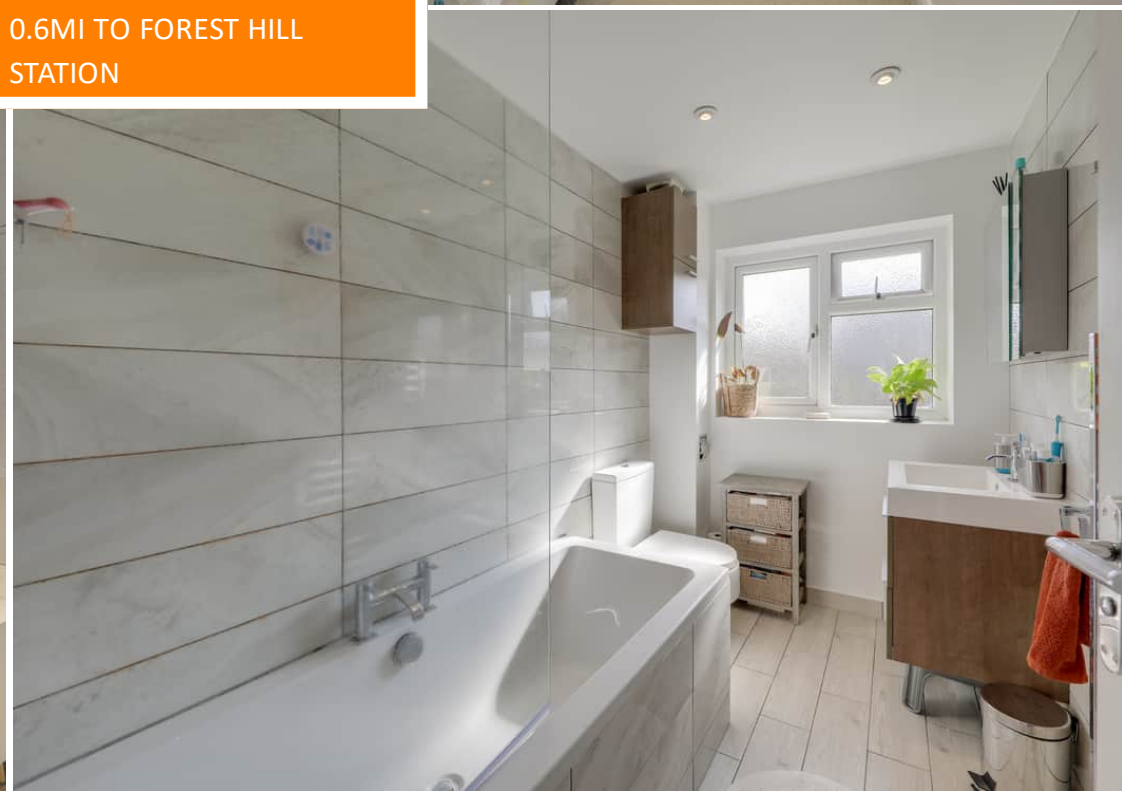
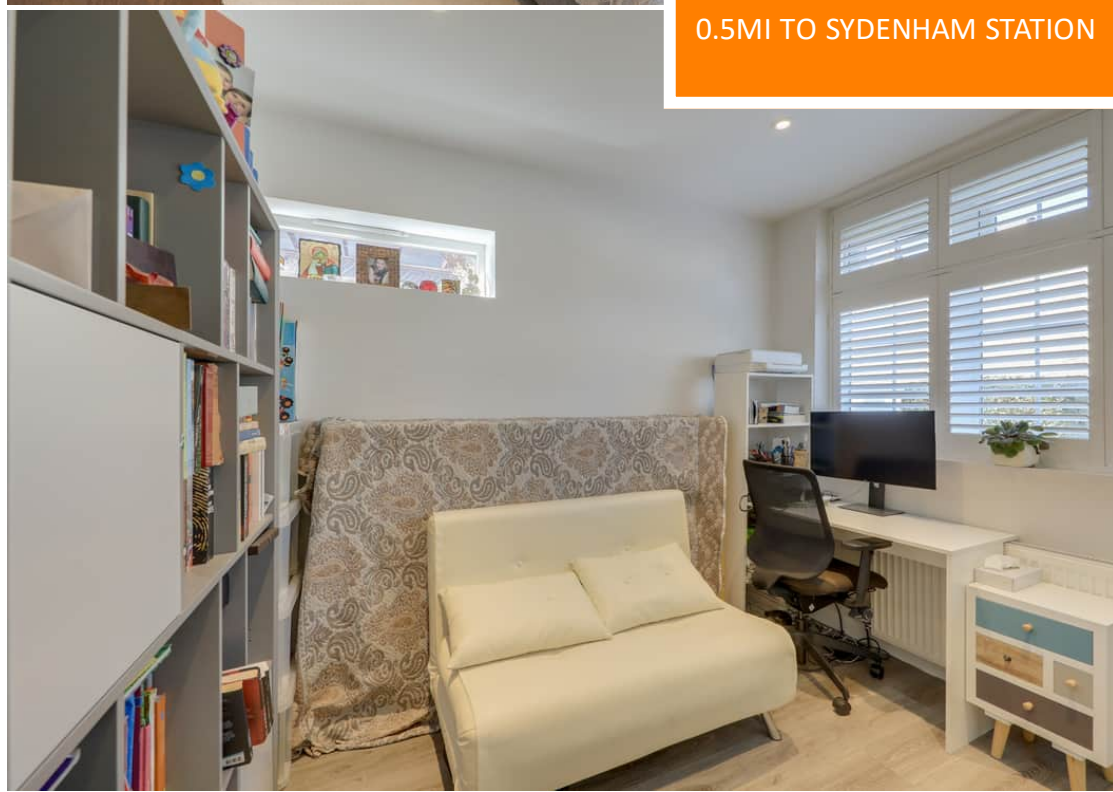
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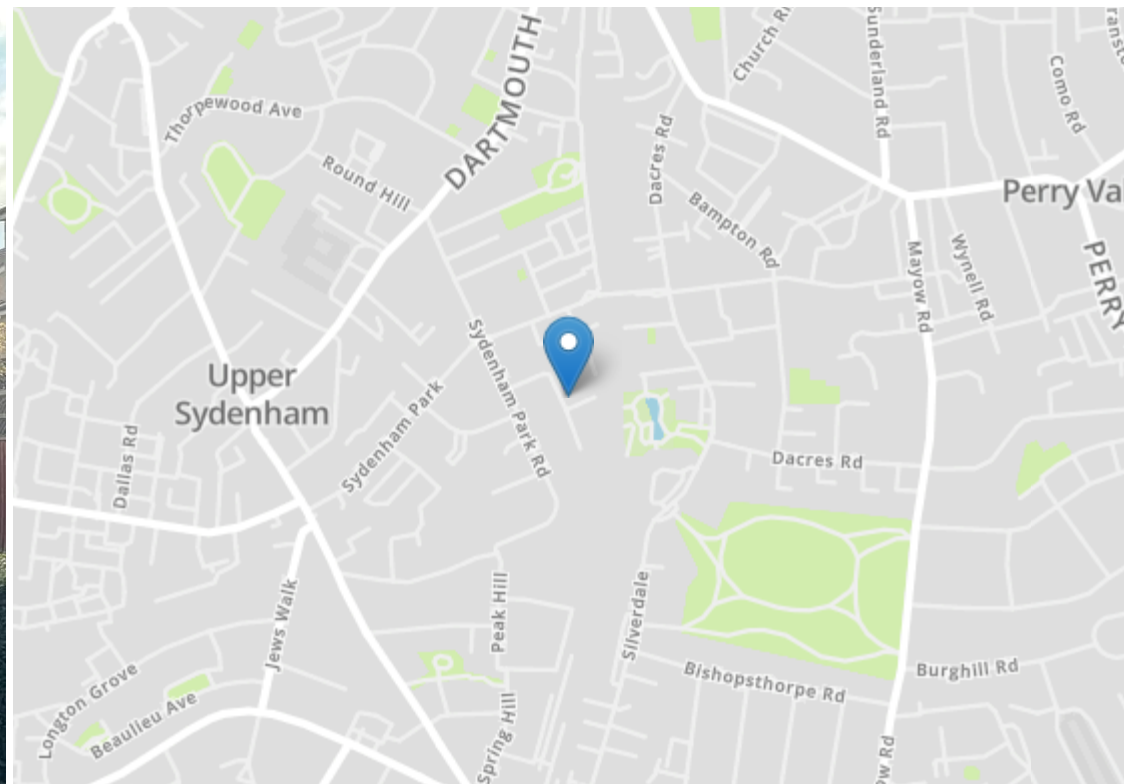
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OFF-STREET PARKING  
MODERN LIVING  
0.5MI TO SYDENHAM STATION

SOUTH FACING GARDEN  
SIDE ACCESS  
0.6MI TO FOREST HILL STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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