



**£665,000 Freehold**  
3 bedroom semi-detached bungalow

Hassocks Close  
Sydenham



# Read all about it...

Tucked away in a quiet cul-de-sac, this extended three-bedroom semi-detached bungalow offers a stylish and move-in-ready home in a fantastic location.

Stepping inside, the ground floor features a light and welcoming lounge, along with a generously sized kitchen-diner. Sleek modern units, integrated appliances, and ample space for both dining and relaxing make this an ideal setting for entertaining. A handy porch at the front of the property offers practical space for coats and shoes, helping to keep the home clutter-free. Also on this level, you'll find one of the three bedrooms, currently used as a home office, along with a modern bathroom — offering great flexibility for guests or working from home. Upstairs, the property boasts two spacious double bedrooms, both flooded with natural light from dual-aspect windows and benefiting from generous eaves storage. A sleek, contemporary shower room completes the upper floor.

Outside, a lovingly maintained garden provides a generous and private space — perfect for alfresco dining, entertaining, or simply unwinding in the sun.

Conveniently located within a mile of both Forest Hill and Sydenham Stations, the property enjoys excellent connectivity via National Rail, London Overground, and local bus routes, offering swift access to Central London and beyond. The area boasts a vibrant mix of independent shops, supermarkets, and popular eateries, while the nearby Horniman Museum and its Sunday market add to the lively community atmosphere.

Highly regarded nurseries and schools, along with green spaces such as Sydenham Wells Park and Dulwich Park, make this a particularly appealing location for families.

A stylish and versatile home in a peaceful setting — early viewing is highly recommended.

**SEMI-DETACHED BUNGALOW**  
**THREE BED - TWO BATH**  
**LIGHT & MODERN INTERIORS**  
**QUIET CUL-DE-SAC**

**LOFT EXTENDED**  
**SPACIOUS GARDEN**  
**KITCHEN / DINER**  
**GREAT TRANSPORT LINKS**

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to arrange a viewing or request further information









## GROUND FLOOR

### Porch

2.47m x 1.07m (8' 1" x 3' 6")

Double-glazed windows and French doors, ceiling light.

### Entrance Hall

Inset ceiling spotlights, storage cupboard, radiator, wood flooring.

### Lounge

3.63m x 3.02m (11' 11" x 9' 11")

Double-glazed windows, inset ceiling spotlights, understairs storage cupboard, radiator, wood flooring.

### Kitchen/Diner

6.02m x 3.62m (19' 9" x 11' 11")

Double-glazed windows and door to garden, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, oven and gas hob, extractor hood, radiator, wood flooring.

### Bedroom

2.56m x 2.38m (8' 5" x 7' 10")

Double-glazed windows, inset ceiling spotlights, built-in cupboard, radiator, wood flooring.

### Bathroom

1.89m x 1.89m (6' 2" x 6' 2") 1.89m x 1.89m (6' 3" x 6' 2")

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

## FIRST FLOOR

### Bedroom

4.38m x 3.53m (14' 4" x 11' 7")

Double-glazed windows, inset ceiling spotlights, eaves storage, radiator, wood flooring.

### Bedroom

4.38m x 2.67m (14' 4" x 8' 9")

Double-glazed windows, inset ceiling spotlights, eaves storage, radiator, wood flooring.

### Shower Room

2.34m x 1.98m (7' 8" x 6' 6")

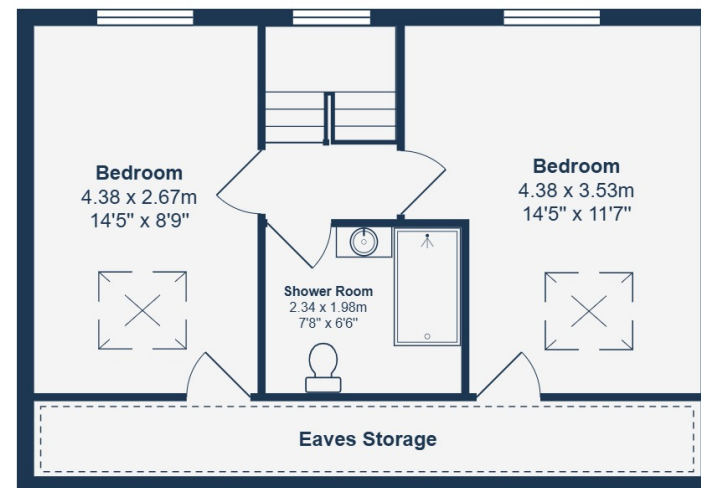
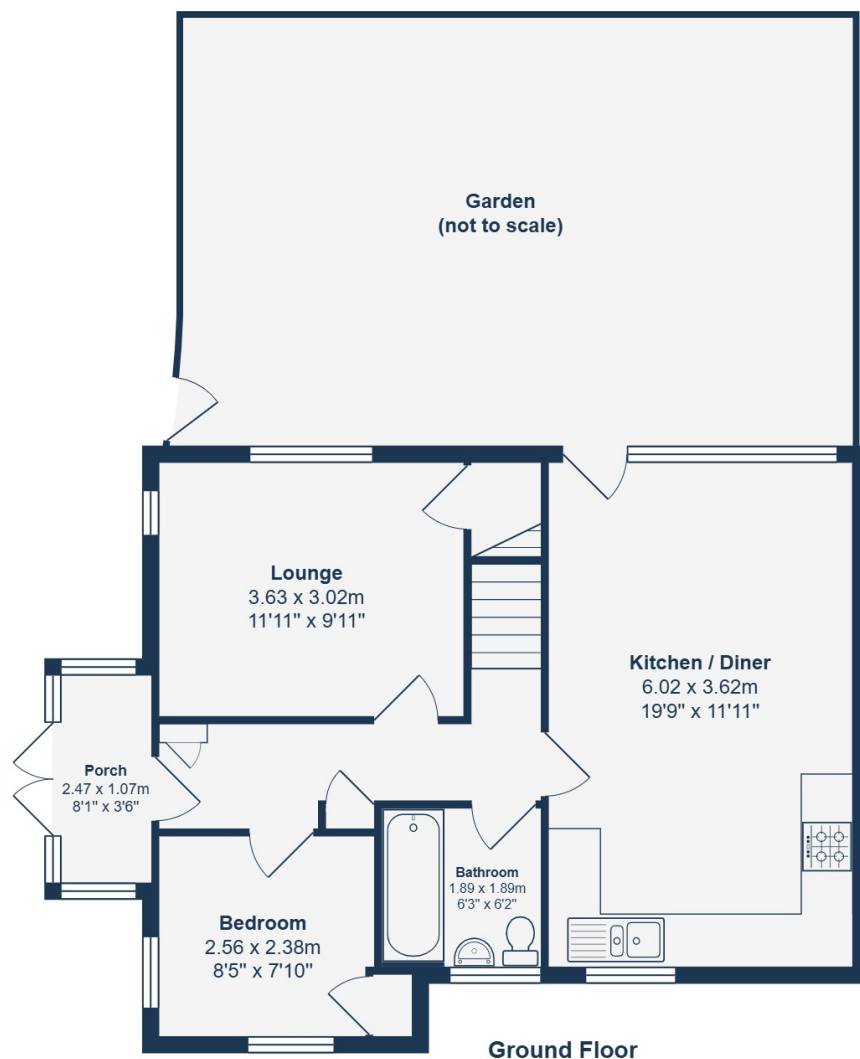
Double-glazed roof window, inset ceiling spotlights, walk-in shower with rainfall and handheld shower heads, washbasin, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden

Lawn with raised plant bed, paved patio, storage shed and side access.





Total Area: 90.0 m<sup>2</sup> ... 969 ft<sup>2</sup> (excluding eaves storage)

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.

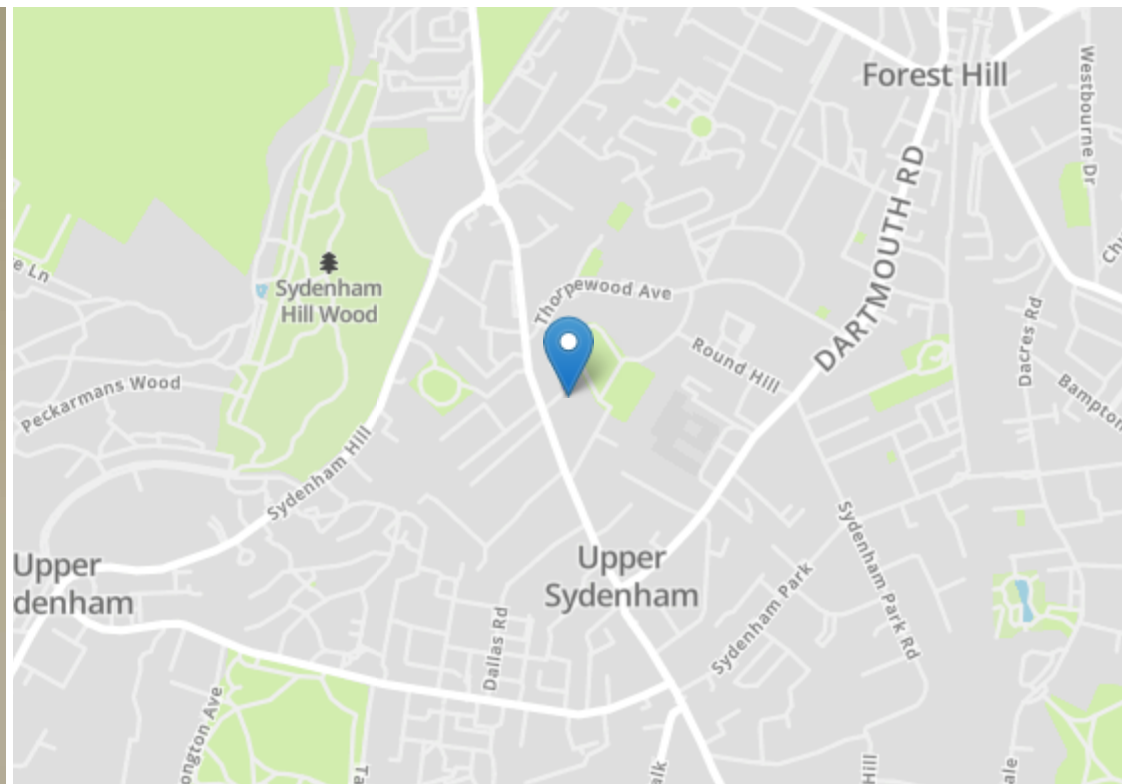












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>7</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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