

Stanfords
— sales & lettings —



£450,000

2 bedroom terraced house

Sydenham Park
London

Read all about it...

Situated within a quiet residential area on the borders of Forest Hill and Sydenham is this beautiful terraced house. Located equivalent distance from both Forest Hill and Sydenham centers, residents benefit from excellent transport links and many options of local eateries, coffee shops, green areas, and schools.

Built-in the late 60s, the property spans approximately 781sqft internally and comprises; a generous downstairs reception room, a dining room and a kitchen both with direct access to the private garden. On the first floor, there are 2 double bedrooms and the bathroom.

Externally, the property benefits from a 32' south-east facing tiled garden with flower beds, and a gate allowing rear access as well as a garage.

It is offered with no onward chain.

Council Tax: Lewisham Band B

GROUND FLOOR

Entrance Hall

1.36m x 1.24m (4' 6" x 4' 1")
Pendant light, Amtico flooring.

Reception Room

4.64m x 4.07m (15' 3" x 13' 4")
Pendant light, window to front, fireplace, wooden stairs leading to the first floor, fitted carpet.

Dining Room

3.54m x 2.38m (11' 7" x 7' 10")
Pendant light, window and patio door to the garden, fitted carpet.

Kitchen

3.54m x 2.38m (11' 7" x 7' 10")
Pendant light, matching base units, stainless steel sink with double drainer, storage cupboard, patio door to the garden, tiled flooring.

FIRST FLOOR

Landing

1.82m x 1.00m (6' 0" x 3' 3")
Pendant light, storage cupboard, fitted carpet.

Bedroom

4.07m x 3.65m (13' 4" x 12' 0")
Pendant light, window, storage cupboard, fitted carpet.

Bedroom

3.54m x 2.75m (11' 7" x 9' 0")
Pendant light, window, stripped wooden floorboards.

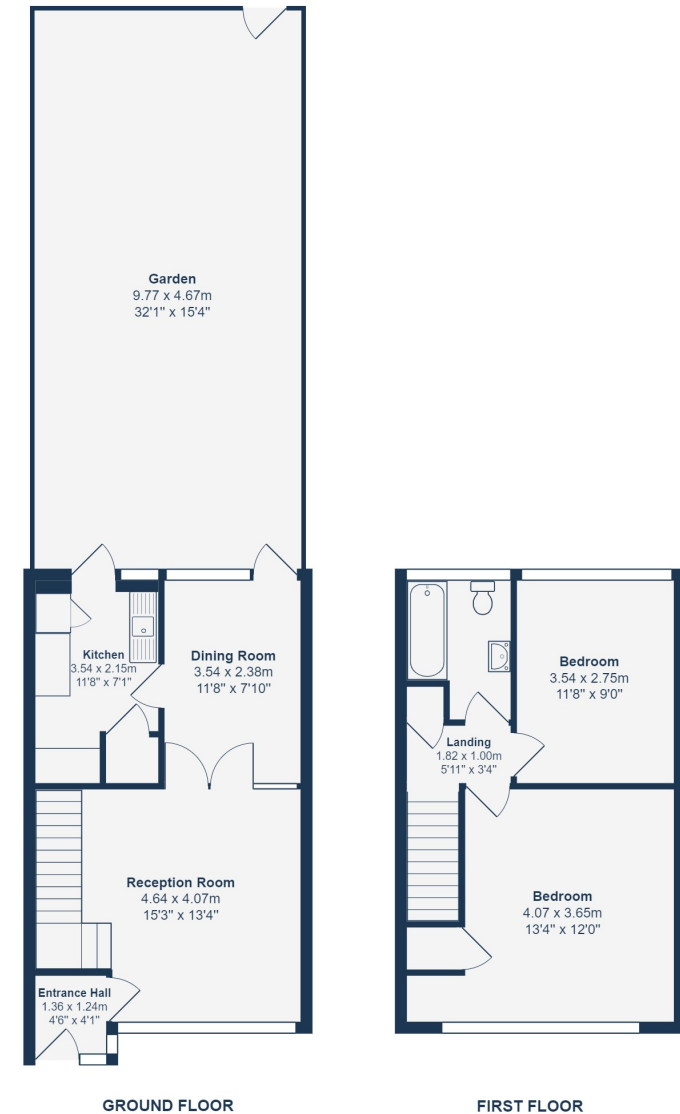
Bathroom

2.43m x 1.82m (8' 0" x 6' 0")
Pendant light, window, bathtub, basin sink unit, WC, tiled flooring.

OUTSIDE

Garden

9.77m x 4.67m (32' 1" x 15' 4")
Tiled garden surrounded by wooden fence and flower beds.



Total Area: 72.6 m² ... 781 ft²

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.

Like what you see?

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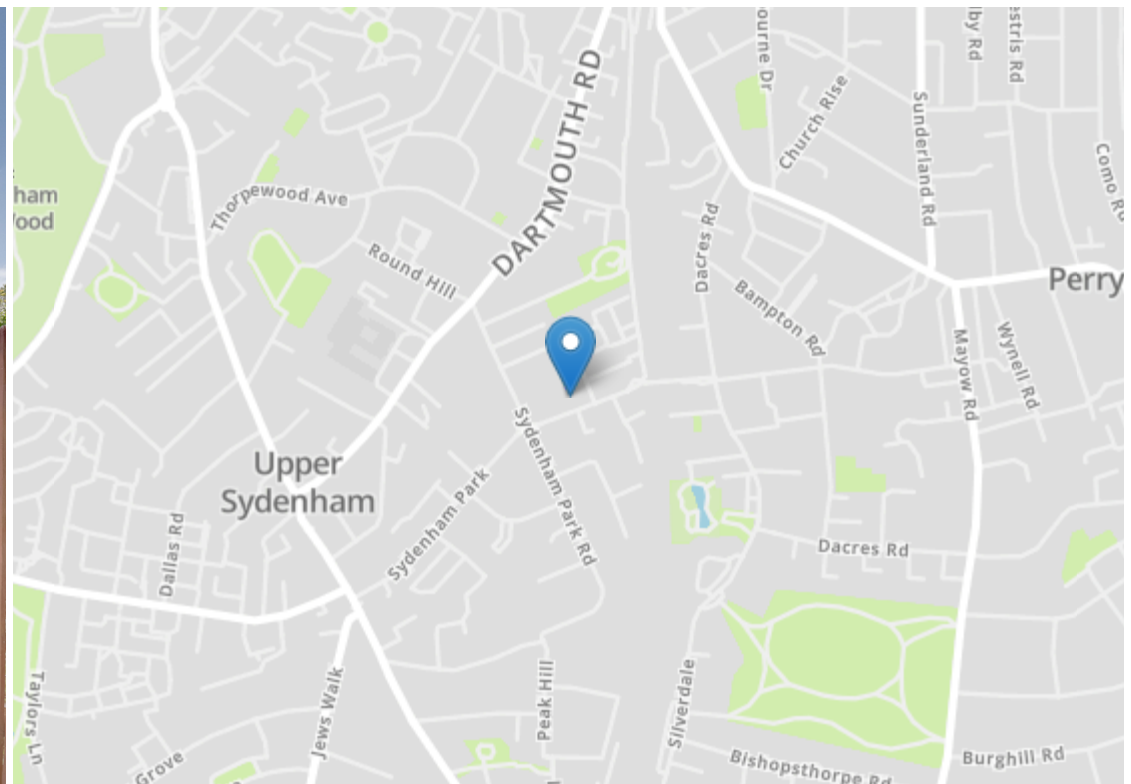
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0.5 MI TO SYDENHAM STATION
SOUTH EAST FACING GARDEN

0.6 MI TO FOREST HILL STATION
CHAIN FREE
GARAGE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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