



**£625,000**

3 bedroom town house

April Glen

Mayow Road

## Read all about it...

Located equidistant from Forest Hill and Sydenham sits this expansive mid-century townhouse. Having been lovingly maintained by the present owner the property spans almost 1,250 sq ft.

Internally, the ground floor comprises; a welcoming entrance hall with an understairs storage cupboard, and an eat-in kitchen with patio doors giving access to the garden. On the first floor, you will find a bright reception room, a double bedroom, and the main bathroom with a 3-piece suite. The second floor features 2 double bedrooms both with built-in wardrobes and a versatile third bedroom that could be used for a study, nursery or even converted into an additional bathroom.

Externally, the property benefits from a mature rear garden, a front driveway, and an integral garage.

Council Tax: Lewisham Band D

**GARAGE & DRIVEWAY**  
**0.7 MI TO FOREST HILL STATION**

**APPROX 1,248 SQFT**  
**0.7 TO SYDENHAM STATION**



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## GROUND FLOOR

### Entrance Hall

Spotlights, stairs with fitted carpet to the first floor, understairs cupboard, Amtico flooring.

### Kitchen

4.70m x 2.97m (15' 5" x 9' 9")

Spotlights, double-glazed window, matching wall and base units, laminate work surfaces, double electric oven, gas hob with overhead fan extractor, stainless steel sink with drainer, patio door to the garden, warm-air heating system, tiled flooring.

## FIRST FLOOR

### Landing

Spotlights, fitted carpet.

### Reception Room

4.88m x 3.87m (16' 0" x 12' 8")

Spotlights, double-glazed windows, stairs with fitted carpet to the second floor, warm-air heating system, fitted carpet.

### Bedroom

2.97m x 2.34m (9' 9" x 7' 8")

Pendant light, double-glazed window, storage cupboard, warm-air heating system, fitted carpet.

### Shower Room

2.25m x 1.75m (7' 5" x 5' 9")

Spotlights, double-glazed frosted windows, tiles walls, walk-in shower with rainfall shower head, vanity sink unit, warm-air heating system, tiled flooring.

## SECOND FLOOR

### Landing

Pendant light, fitted carpet.

### Bedroom

3.98m x 3.83m (13' 1" x 12' 7")

Pendant light, double-glazed windows, built-in wardrobe, warm-air heating system, fitted carpet.

### Bedroom

3.86m x 2m (12' 8" x 6' 7")

Pendant light, double-glazed windows, built-in wardrobe, warm-air heating system, fitted carpet.

### Bedroom

2.97m x 1.97m (9' 9" x 6' 6")

Pendant light, double-glazed window, storage cupboard, warm-air heating system, fitted carpet.

## OUTSIDE

### Garden

9.23m x 4.73m (30' 3" x 15' 6")

Tiled garden with flowerbeds and trees.

### Garage

4.88m x 2.68m (16' 0" x 8' 10")



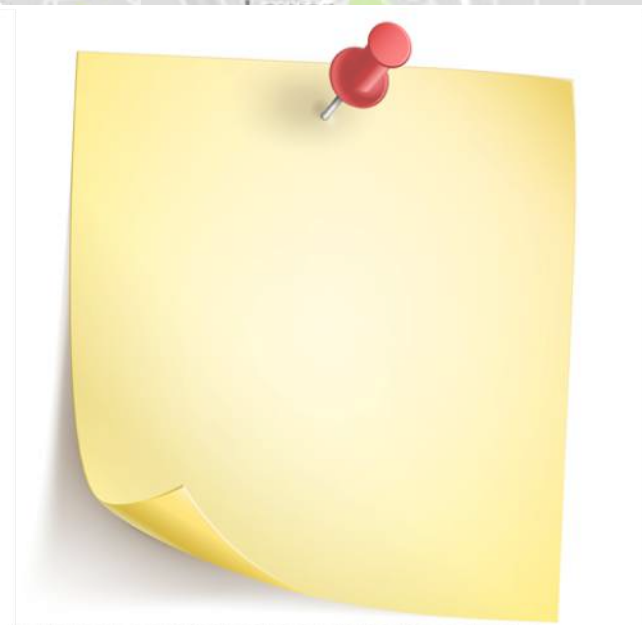
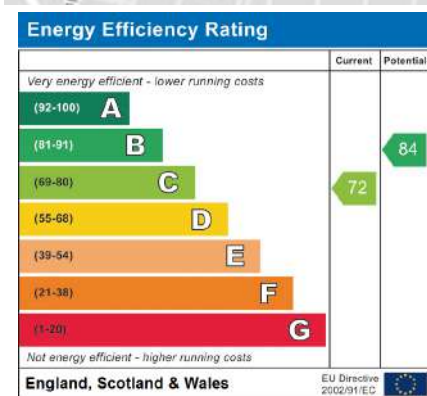
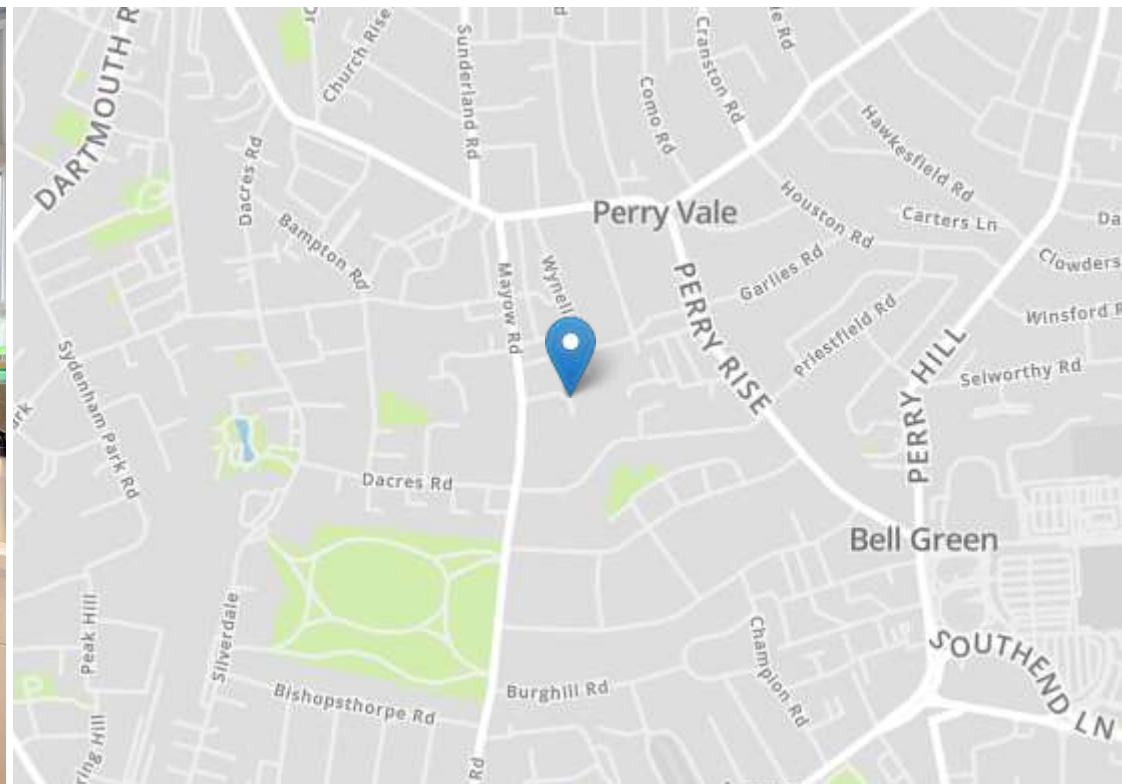
Total Area: 116.0 m<sup>2</sup> ... 1248 ft<sup>2</sup>

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.







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