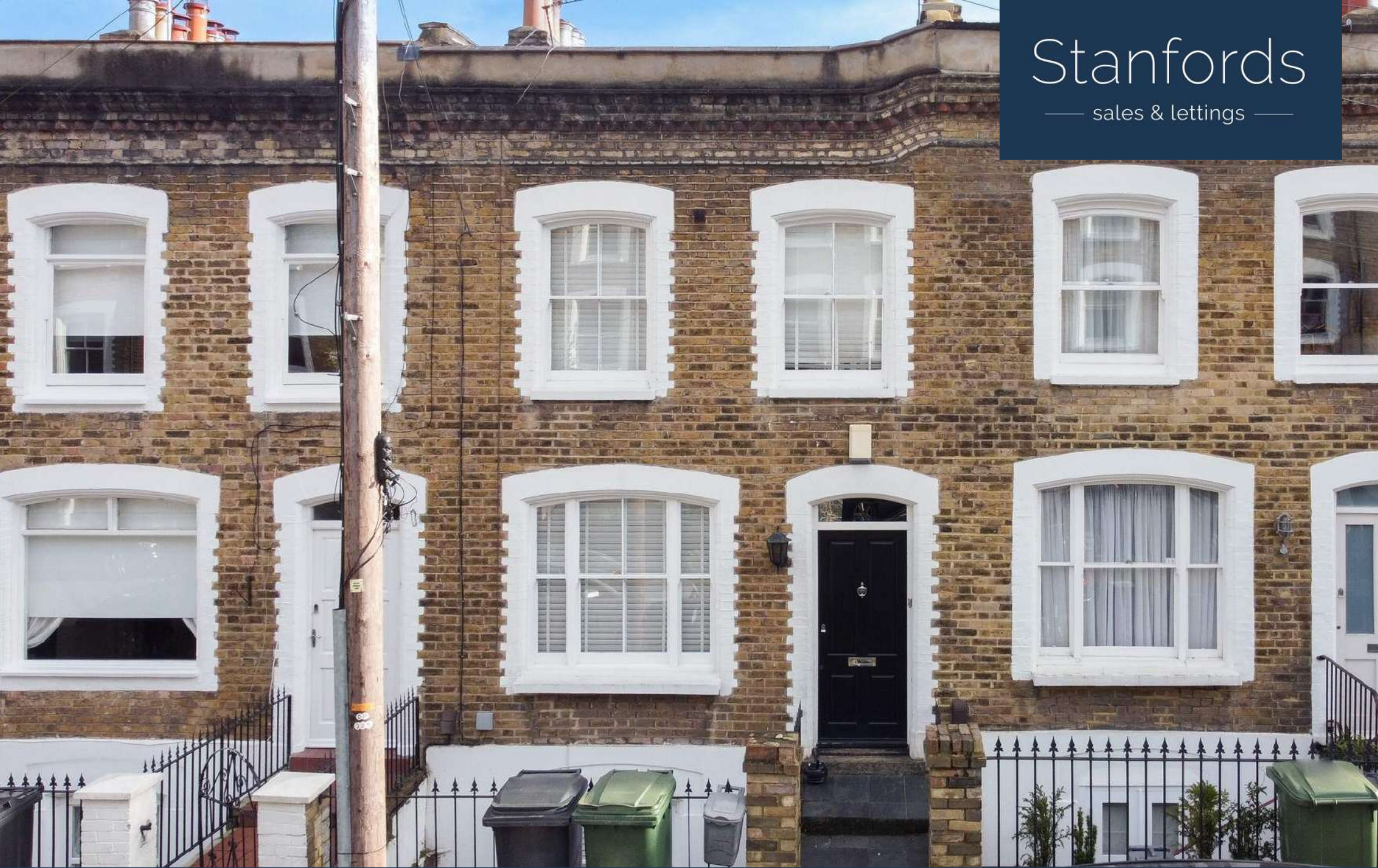


Stanfords  
— sales & lettings —



**£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**

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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 m<sup>2</sup> ... 1025 ft<sup>2</sup> (excluding garden, front courtyard)

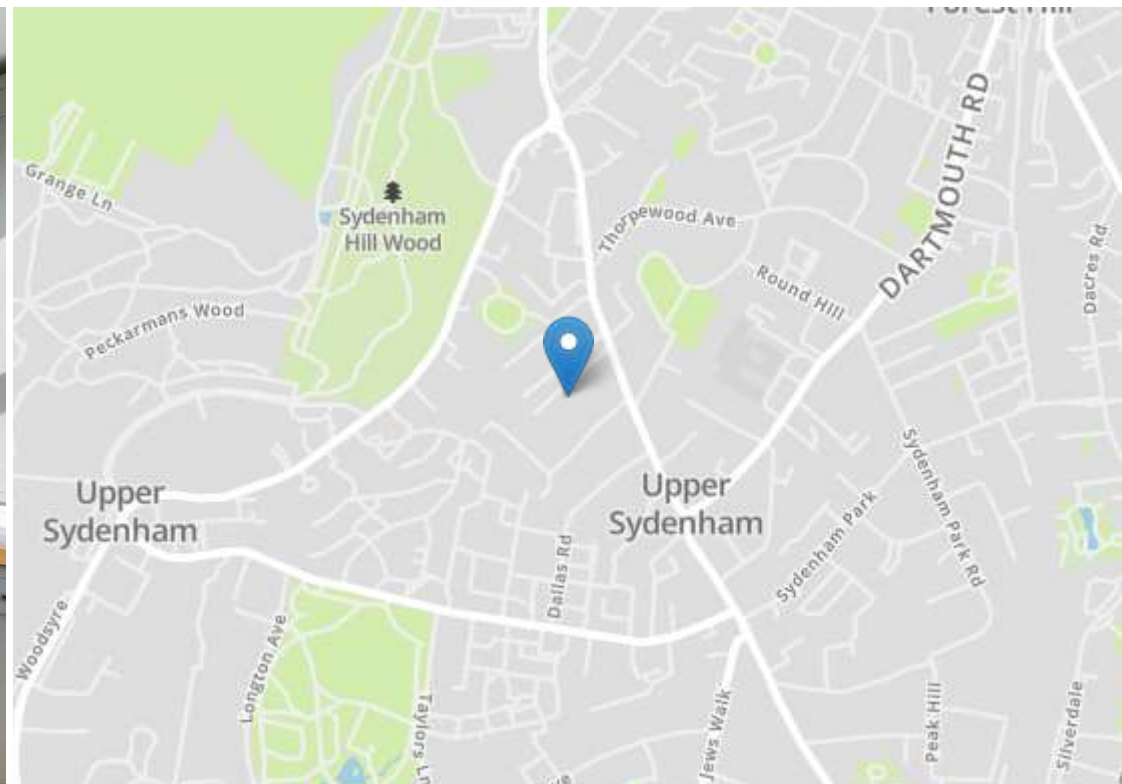
Drawn for Stanfords Sales & Lettings  
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.



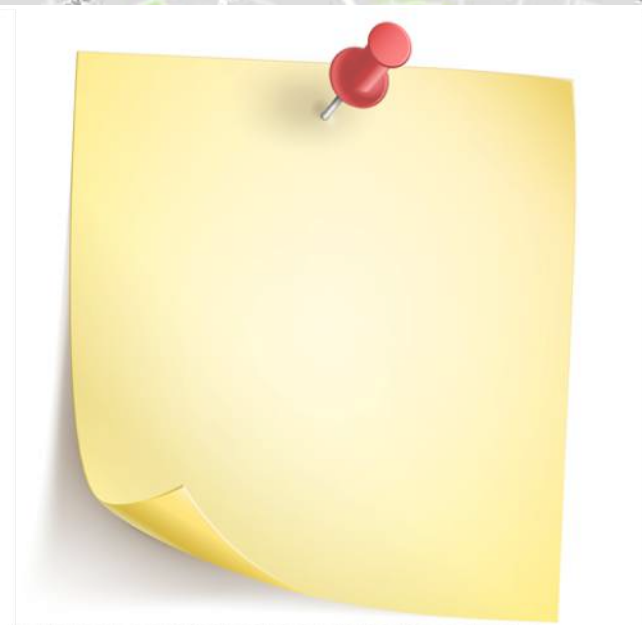








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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



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