



£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?

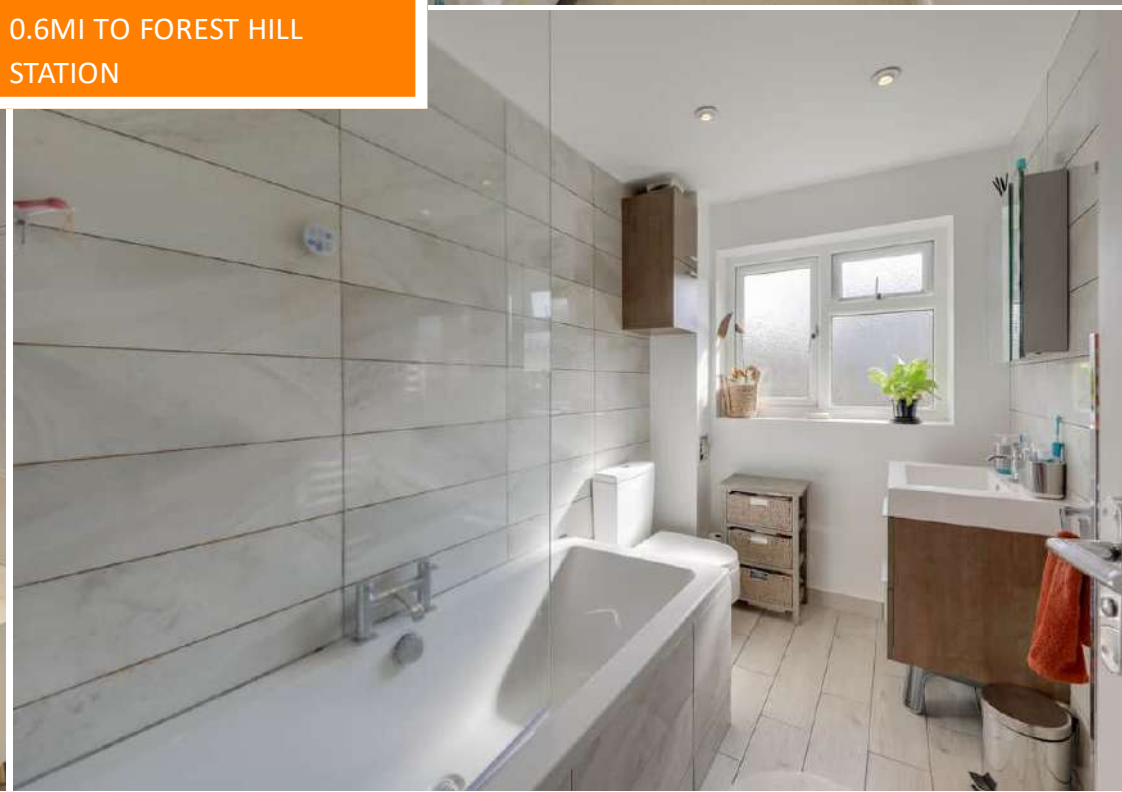
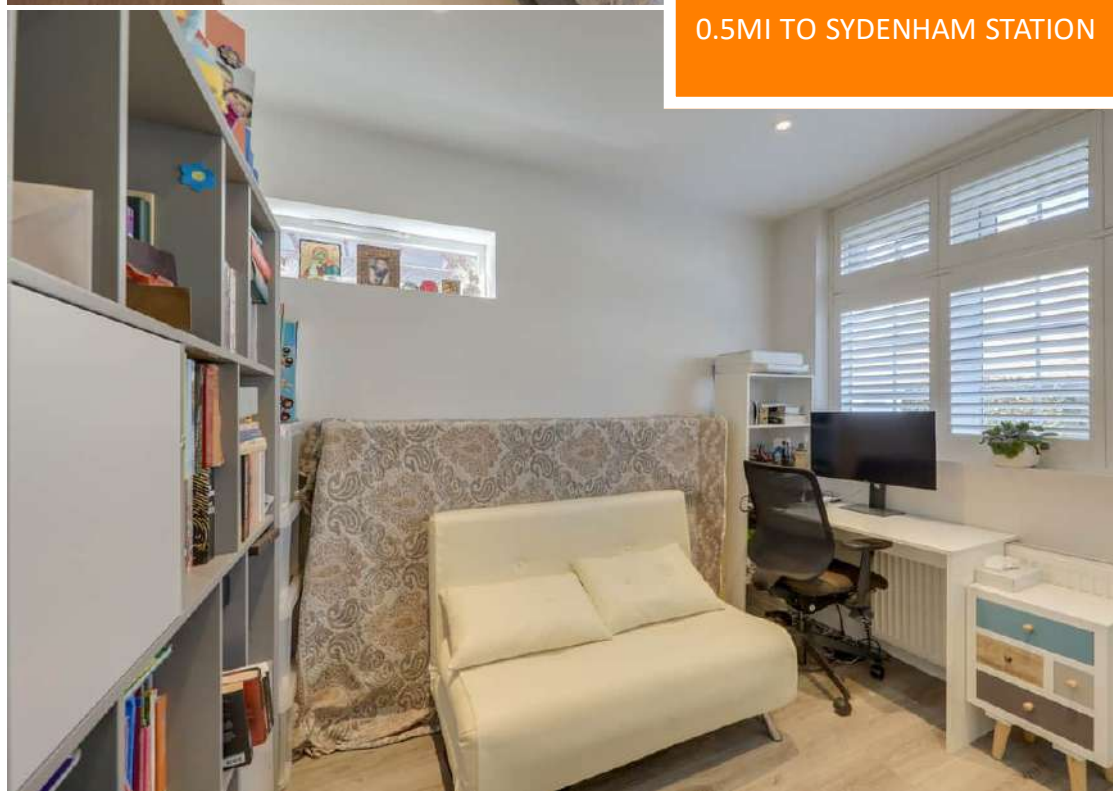
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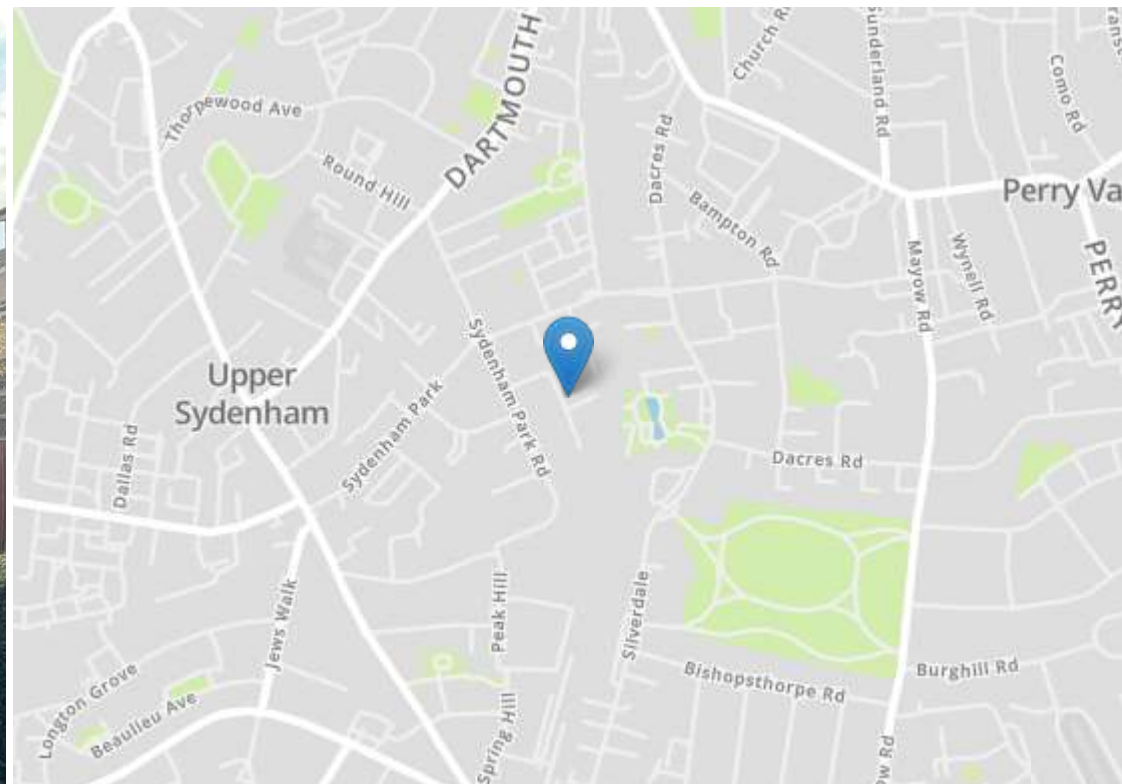
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OFF-STREET PARKING
MODERN LIVING
0.5MI TO SYDENHAM STATION

SOUTH FACING GARDEN
SIDE ACCESS
0.6MI TO FOREST HILL STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(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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