



**£625,000 Freehold**  
3 bedroom end of terrace house

Chelsfield Gardens  
Sydenham

## Read all about it...

Tucked away in a quiet cul-de-sac, this stylish and modern three-bedroom end-terrace house offers a move-in-ready home in a fantastic location.

The inviting entrance hall leads to a spacious reception room, bathed in natural light from large sliding doors that open onto a beautifully landscaped, south-facing garden, providing a generous outdoor space perfect for alfresco dining, relaxing, and entertaining. The dining area flows seamlessly into the contemporary kitchen, featuring bespoke cabinetry, ample counter space, integrated appliances, and sleek finishes. The ground floor also benefits from a WC and generous built-in storage. Upstairs, there are three bedrooms, two of which are spacious doubles, along with a stylish family bathroom boasting both a bathtub and a walk-in shower.

The property also includes a detached garage to the front, providing valuable storage and off-street parking.

Ideally located for excellent transport links via Forest Hill and Sydenham Stations, with fast connections to Central London. The area boasts a vibrant mix of independent shops, cafés, and supermarkets, as well as easy access to green spaces like Sydenham Wells Park, Crystal Palace Park, and the renowned Horniman Museum and Gardens. A perfect blend of space, style, and convenience—early viewing recommended.

**Tenure:** Freehold | **Council Tax:** Lewisham band D



**LIGHT & MODERN INTERIORS**  
**DETACHED GARAGE**  
**QUIET CUL-DE-SAC**

**MODERN KITCHEN & BATHROOM**  
**SOUTH FACING GARDEN**  
**GREAT TRANSPORT LINKS**

**Like what you see?**

Call **020 8699 6778** or email us at [foresthill@stanfordestates.london](mailto:foresthill@stanfordestates.london)  
to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

2.58m x 2.33m (8' 6" x 7' 8")

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

### Reception Room

4.73m x 3.18m (15' 6" x 10' 5")

Double-glazed windows and sliding doors to garden, radiator, parquet wood flooring.

### Dining Room

4.87m x 2.47m (16' 0" x 8' 1")

Double-glazed windows, inset ceiling spotlights, pendant ceiling light, built-in storage cupboards, radiator, parquet wood flooring.

### Kitchen

3.34m x 1.90m (10' 11" x 6' 3")

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, farmhouse style sink with mixer tap, integrated dishwasher, fridge/freezer, oven, microwave, electric hob and extractor hood, plumbing for washing machine, tile flooring.

### WC

1.42m x 1.06m (4' 8" x 3' 6")

Double-glazed window, pendant ceiling light, WC, washbasin, parquet wood flooring.

## FIRST FLOOR

### Bedroom

3.38m x 2.80m (11' 1" x 9' 2")

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

### Bedroom

4.15m x 2.39m (13' 7" x 7' 10")

Double-glazed window, pendant ceiling light, built-in wardrobe, radiator, fitted carpet.

### Bedroom

3.04m x 1.76m (10' 0" x 5' 9")

Double-glazed window, pendant ceiling light, storage cupboard, radiator, fitted carpet.

### Bathroom

2.80m x 1.70m (9' 2" x 5' 7")

Double-glazed window, inset ceiling spotlights, bathtub, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tile flooring.

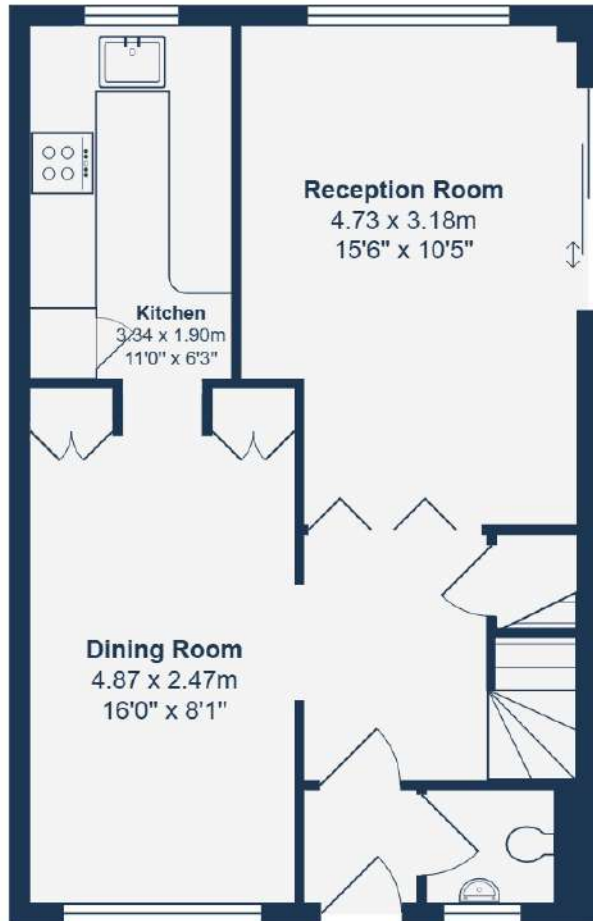
## OUTSIDE

### Garden

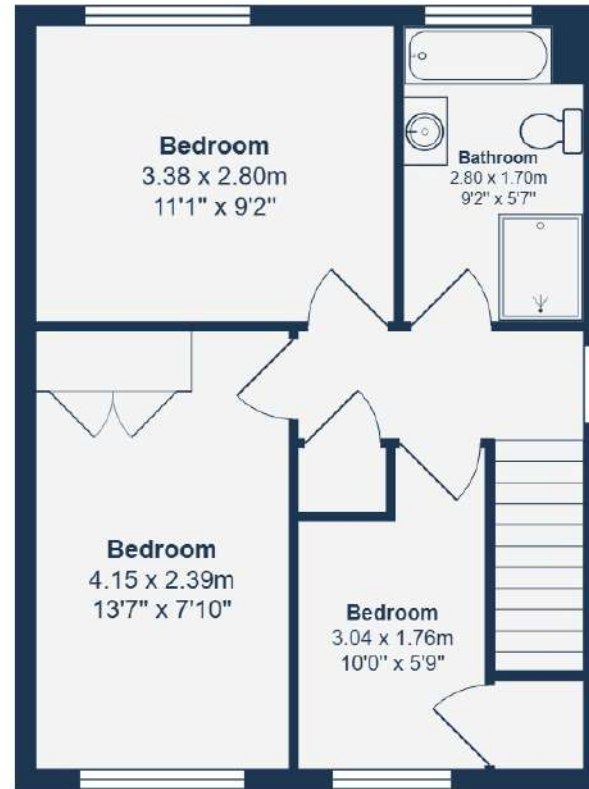
Raised decking with pergola, lawn area and side access.

### Detached Garage

3.54m x 5.01m (11' 7" x 16' 5")



**Ground Floor**



**First Floor**

Total Area: 84.0 m<sup>2</sup> ... 905 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(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	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.