



## Hillmore Grove, Sydenham

Guide Price £800,000



## Property Summary

Guide Price: £800,000 - £825,000

Propertyworld is proud to offer this stunning three bedroom period gem to the market. Beautifully presented and packed with period detail and charm, the house is that rare thing - a family house that's gorgeous to look at, with stylish touches abound and a warm cosy home. With a very private SOUTH FACING garden and three DOUBLE bedrooms, the house is spacious with beautifully proportioned accommodation throughout and incredible natural light. Hillmore Grove is a quiet and pretty residential road in the heart of Sydenham, full of period properties and attractive homes.

The details include: to front there is a stunning lounge with engineered wood floors, period fireplace, tasteful decor, gorgeous bay window with timber bespoke blinds, the second reception looks out into the rear garden and is spacious with a beautiful fireplace, bespoke recess shelving, neutral decor and the continuation of the wood floor. To rear is a beautiful family kitchen / diner with bi-fold doors which lead into the gorgeous south facing garden. The room is spacious and stylish but retains a welcoming and intimate feel. With an extensive range of wall and base off white gloss units, quartz worktop, tiled floor, integrated appliances and some lovely open shelves... this is a room you'll want to spend time in. On the first floor there are THREE DOUBLE bedrooms - all beautifully presented, gorgeous and flooded in light - the master to front is very generous. There is a nice presented family bathroom, with a three piece suite, mains shower over bath and tiled walls.

The house has been lovingly cared for the current owners and offers scope for those families looking to create more space by either converting the loft or creating a side return extension (subject to obtaining the right permissions / certifications). We believe this house is special advise an early appointment to view to avoid disappointment.

## Our Vendor Loves...

We've loved living in this home, especially because it's so peaceful, despite being just a stone's throw from the high street. The south-facing garden is a true haven, offering plenty of sunshine and complete privacy with no neighbouring windows overlooking it. The kitchen, which opens directly onto the garden, has been perfect for summer barbecues and entertaining friends, making this a great space to enjoy both inside and out.

## Property Summary

- Three bedroom house
- Period & mid terrace
- Stunning interior
- SOUTH FACING garden
- Packed with period features
- Fabulous road
- Committed vendors
- Scope for loft and side extensions
- Family house & rare
- EPC rating is C / council tax is D



APPROX. GROSS INTERNAL FLOOR AREA 1159 SQ FT / 108 SQM  
 Hillmore Grove  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. We do not warrant the floor plan accuracy and completeness. You or your advisors should conduct a careful, independent investigation of the property in respect of inventory valuation.  
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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