



Springfield Rise, Sydenham

Guide Price £300,000



Property Summary

GUIDE PRICE £300,000 - £325,000

Propertyworld is pleased to offer this very SPACIOUS two bedroom CHAIN FREE split level maisonette with PRIVATE BALCONY to the sales market. Benefiting from phenomenally spacious living accommodation, nicely presented rooms, incredible natural light and wonderful views across London into Kent this a rare opportunity. The details include: a reception room with a high specification laminate floor, neutral decor, a wall of double glazed windows which flood the room in light - a wonderful room that has direct access to the spacious PRIVATE BALCONY (which includes a fabulous high spec awning). The kitchen is fitted with an extensive range of high gloss white wall and base units, vinyl floor, integrated gas hob and electric oven and tiled splashback, on the upper floor there are TWO DOUBLE BEDROOMS, both tastefully presented with neutral decor, and a spacious modern bathroom with tiled walls, two piece white bathroom suite and shower. This fabulous property further benefits from HUGE amounts of storage, double glazing, gas central heating and much much more. This property is an ideal FIRST TIME BUY. Please call Propertyworld on 0208 488 0011 to be the first to view.

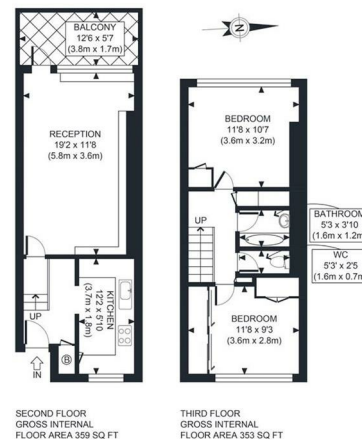
Our Vendor Loves...

Our Vendor Loves...

"This has been our home for 17 years with so much unique space and we have enjoyed every moment living here. It is perfectly situated with shops, local doctor surgery and Wells Park on the doorstep, lovely neighbours and a balcony with a commercial grade awning to unwind with a glass of wine watching the world go by. We are central to two stations Sydenham and Sydenham Hill, the Dulwich Wood house (at top of Wells Park Road), the Greyhound Pub located next to Sydenham Station and within walking distance of Sydenham High St with its plethora of shops and amenities and Crystal Palace Park which is a superb destination for a picnic. We love it - we're sure you will too'.

Property Summary

- Two bedroom maisonette
- Split level property
- Private balcony
- EPC RATING D
- Two DOUBLE bedrooms
- Excellent location
- COUNCIL TAX BAND B
- Double glazed
- CHAIN FREE
- Fabulous views



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.