



**Dartmouth Road, London**

Guide Price £500,000



## Property Summary

GUIDE PRICE £500,000 - £525,000

Propertyworld is delighted to offer this fabulous CHAIN FREE two bedroom, mid terrace, modern house to the sales market. Located close to Kirkdale Village and within walking distance to Forest Hill, the house enjoys an enviable position with easy access to lots of amenities, shops., restaurants plus Forest Hill Swimming pool and worlds class library.

The house is flooded in light, beautifully proportioned throughout with spacious rooms and a beautiful flow. Ideal for couples, families and even singles., this ideal FIRST TIME BUY simply has to be viewed. Unusually for a house in this sought after development, it comes with two off street parking spots and a PRIVATE GARAGE.

The house includes: on the ground floor you enter into a bright and welcoming entrance hallway with neutral decor and laminate floor. To side, there is a tidy kitchen with lots of worktop space and cupboards. With laminate floor, high gloss white units, built in oven and hob, tiled splashback and a large window to front. The lounge to rear is genuinely fabulous and a great room for both formal and informal living. Dominate by two large double glazed patio doors which flood the room in light and offer a direct view into the rear garden, there is an attractive fireplace, neutral but warm decor and beautiful laminate floor.

On the first floor, there are two bedrooms - one larger than the other - but both nicely presented and with large built in wardrobes in the master. The bathroom includes a white three piece suite, shower over bath and tiled walls.

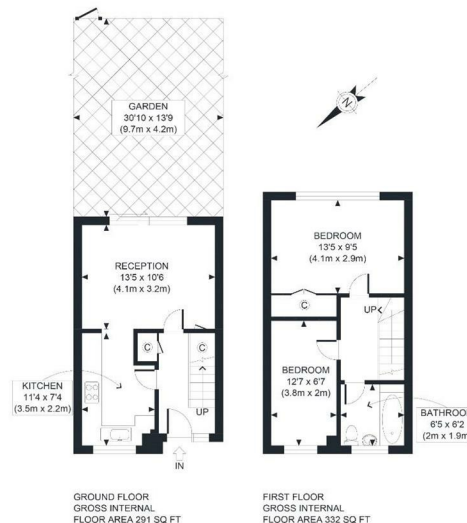
This is fabulous house, a great opportunity and we advise an early viewing. Call Propertyworld on 0208 488 0011 to make your appointment now.

## Our Vendor Loves...

I've lived in this house for over 40 years it's a lovely bright house with a manageable matured garden nice and quiet with excellent amenities. Its been a house full of joy and memories and will also play a special part in our family.

## Property Summary

- Two bedroom house
- Modern, post war property
- CHAIN FREE & FREEHOLD
- Excellent location
- Some upgrading required
- PRIVATE GARAGE
- Charming rear garden
- Flooded in light
- Rare opportunity
- EPC rating is D, council tax is C



APPROX. GROSS INTERNAL FLOOR AREA 623 SQ FT / 68 SQM  
 Dartmouth Road  
 Disclaimers: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
 0208 1481125  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(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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