



Amberley Grove, London

Price Guide £475,000



Property Summary

PRICE GUIDE £475,000-£500,000

Propertyworld is proud to act as sole agents on this CHAIN FREE two bedroom mid terrace house with WEST FACING GARDEN and PARKING. A much loved family home for many years, the house is immaculate but does require some internal modernisation. Located on a gorgeous & quiet residential road, the house is also incredibly well connected for all local amenities, Sydenham High Street and is a short walk to the two best local parks - beautiful WELLS PARK and the world famous CRYSTAL PALACE PARK

The property itself is spacious, with generous room sizes and beautifully proportioned accommodation throughout. The details include: on the ground floor there is a W/C with and a fitted kitchen to front with an extensive range of wall and base units, built in oven and hob and large double glazed window to front, plus all appliances, to rear is a wonderful lounge with large patio doors leading to the WEST FACING rear garden. On the first floor there are TWO DOUBLE BEDROOMS, family bathroom and lots of storage. Neutrally decorated with double glazing and gas central heating, this is a super house which demands to be viewed. Call Propertyworld on 0208 488 0011. EPC rating is C. Council tax is band C.

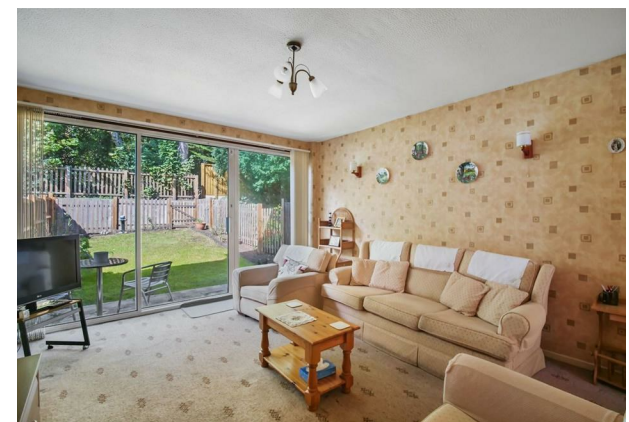
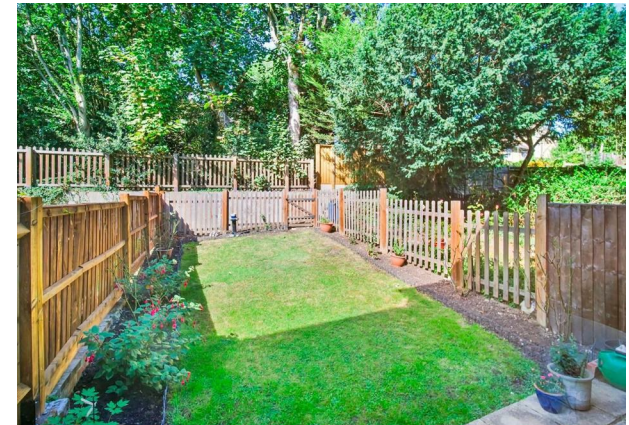
Sydenham Sales
020 8488 0011
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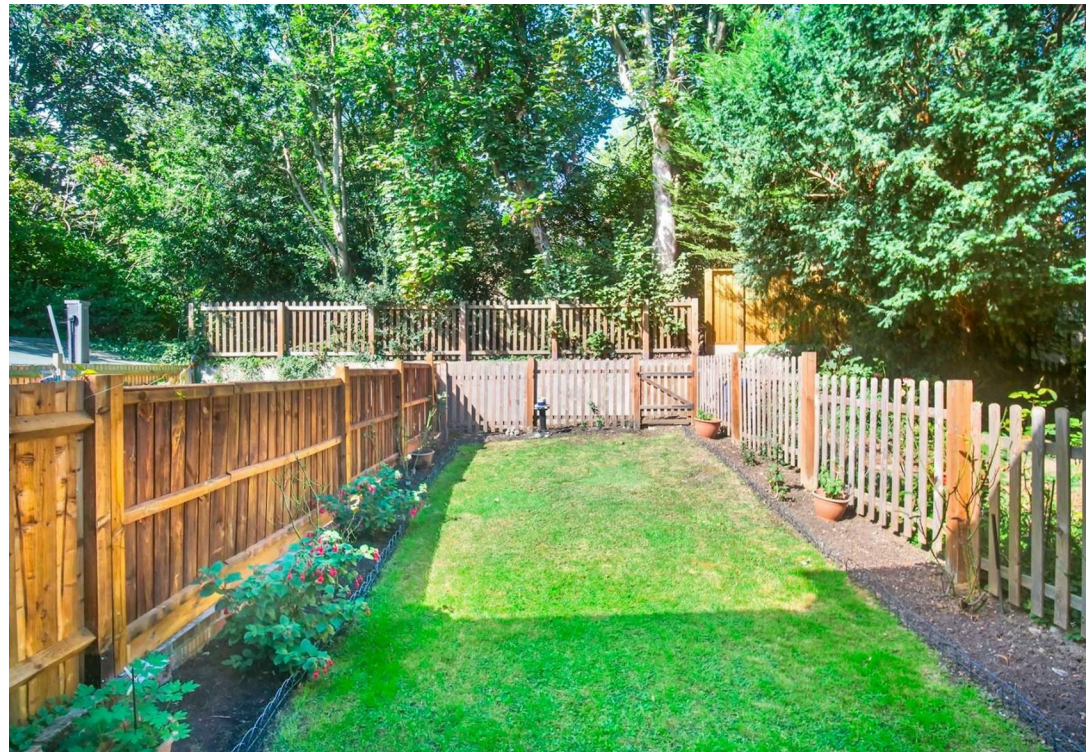
Property Summary

- Two bedroom house
- CHAIN FREE
- WEST FACING rear garden
- Fabulous location
- Spacious accommodation
- Lots of storage
- Flooded in light
- Parking to front
- Rare opportunity
- EPC rating is C / council tax is C

Our Vendor Loves...

"This has been a much loved family home for over 50 years. It has seen 4 generations & has been filled with love, laughter and a lifetime of happy memories".







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 468 SQ FT

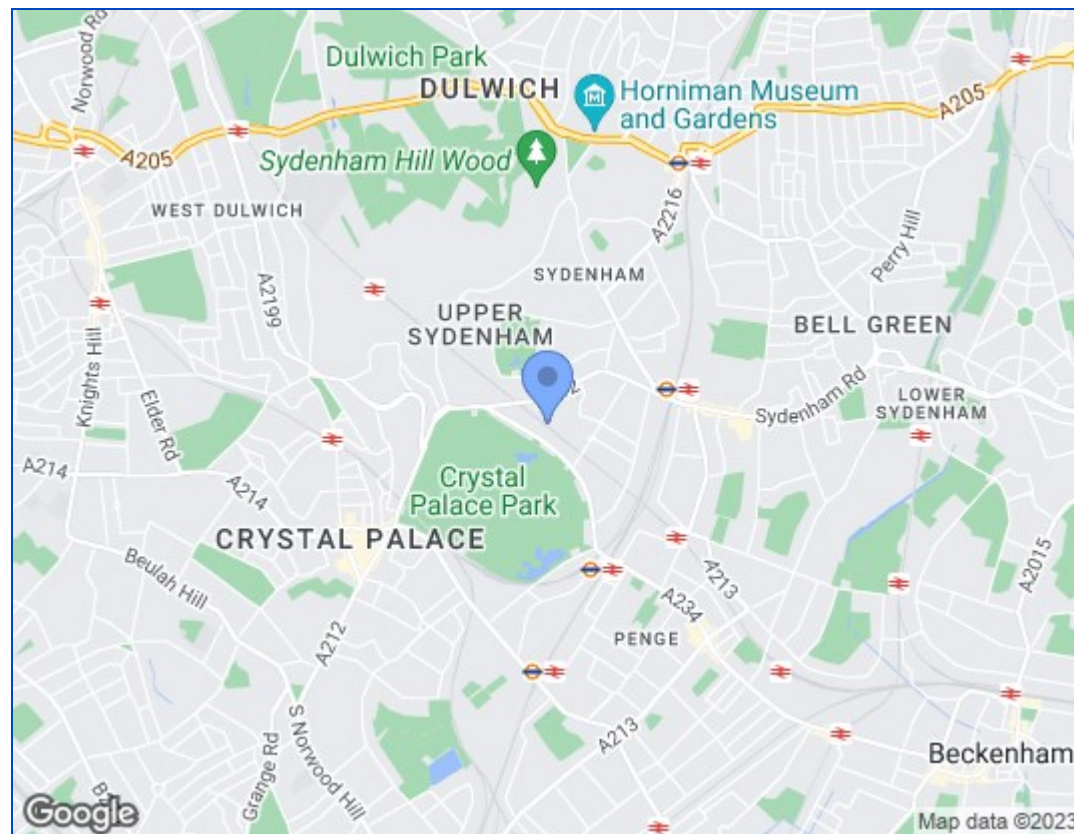
APPROX. GROSS INTERNAL FLOOR AREA 858 SQ FT / 80 SQM

Disclaimer: 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

Amberley Grove

date 24/08/23

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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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