



55 DILLWYN CLOSE LONDON, SE26 4DE

**£490,000
FREEHOLD**

This terraced house is ideally situated, being close to both Lower Sydenham & Sydenham (overground) stations respectively. At near to 1000 SQ FT of internal space, the property is spacious and benefits from lots of well-designed, bespoke, built in storage throughout. The house benefits from a large open plan entrance way and reception/living area, as well as a separate kitchen, which also has a large larder and utility cupboard and a downstairs WC. Upstairs there are three well-proportioned bedrooms and a modern, family bathroom suite. There is also private off street parking at the front, and a patioed rear garden.

Dillwyn Close is set within a popular cul-de-sac location, and is ideal for commuting to Sydenham Station (0.6 miles) and for access to both Bell Green Retail Park and the leafy Mayow Park, which are both within a short walking distance. There are also a number of Good Ofsted-rated schools within the immediate vicinity, making it a perfect home for growing families.

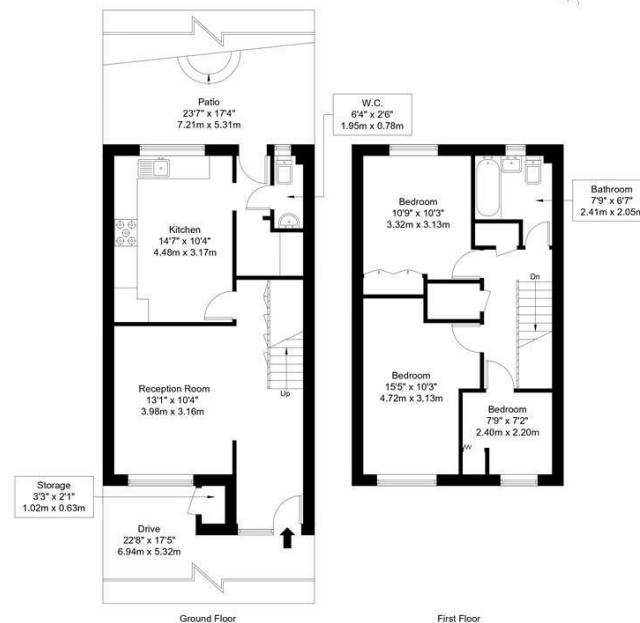
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Approx Gross Internal Area = 88.79 sq m / 956 sq ft

Storage = 0.64 sq m / 7 sq ft

Total = 89.43 sq m / 963 sq ft



Ref :

BLEU
PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	75	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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