



**Adamsrill Road, London**

Guide Price £775,000



## Property Summary

Guide Price: £775,000 - £825,000

A handsome four bedroom Edwardian house offered to the market with NO CHAIN, OFF STREET PARKING and FREEHOLD by Propertyworld. This period gem has been a much loved family home for many years and benefits from lots of period details throughout, generous room sizes and beautifully proportioned accommodation. A family house, this super property is flooded in light and ready for immediate occupation. Located on one of Sydenham's prettiest toad, the house is short s1troll from gorgeous MAYOW PARK, Adamsrill Primary School and the hub of Sydenham High Street.

The details include: on the ground floor you enter into a spacious and welcoming hallway with neutral decor and beautiful natural light. To side, is a beautiful reception room which looks out onto the road and includes a period fireplace, gorgeous bay window, high ceilings and period details throughout. The second reception is a fab room also and is ideal as a formal dining room, office or perhaps another bedroom. The kitchen / diner to rear is a stunning space and an incredible size. With an extensive range of wall and base beech units, gorgeous ceramic tiled floor, integrated appliances, spotlights and a double aspect, this is a rare room and the hub of this charming house. On the first floor, there are FOUR BEDROOMS - all immaculately presented, flooded in light, with high ceilings and neutral decor and a huge bathroom with large corner "jacuzzi" bath, walk in shower, two piece suite, tiled floor and walls.

EPC is D, council tax is E.

The garden and side return are both landscaped . Call Propertyworld on 0208 488 0011 to view.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Four bedroom house
- Period property
- MID TERRACE
- NO CHAIN
- FREEHOLD tenure
- Fabulous family home
- Stunning location
- OFF STREET PARKING
- Spacious accommodation
- EPC rating is D / council tax is E

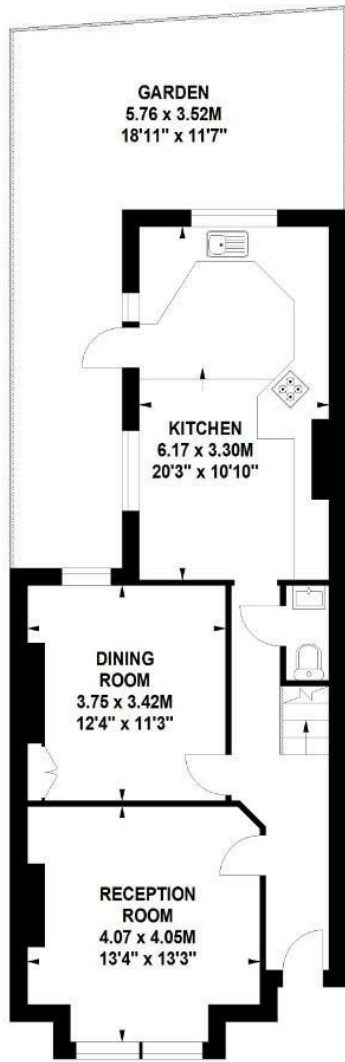
## Our Vendor Loves...

Our Vendor Loves...

"We lived in our house for 40 years, all our kids were born here, benefitting from 4 bedrooms of decent size, 2 receptions, huge kitchen/diner and large, sunny and warm bathroom. Kids had great time, especially spending many happy hours playing & cycling in Mayow park which is 5 minutes walking distance. The schools and nurseries are all around the property, within couple of min. walk from the front door. The excellent shopping facilities in Bell green and the great train services to London Bridge and Victoria, plus the bus routes to Bromley, Croydon, and Lewisham are all within 5-10 min. walking distance were of great convenience. All in all it is a great property in size and location"

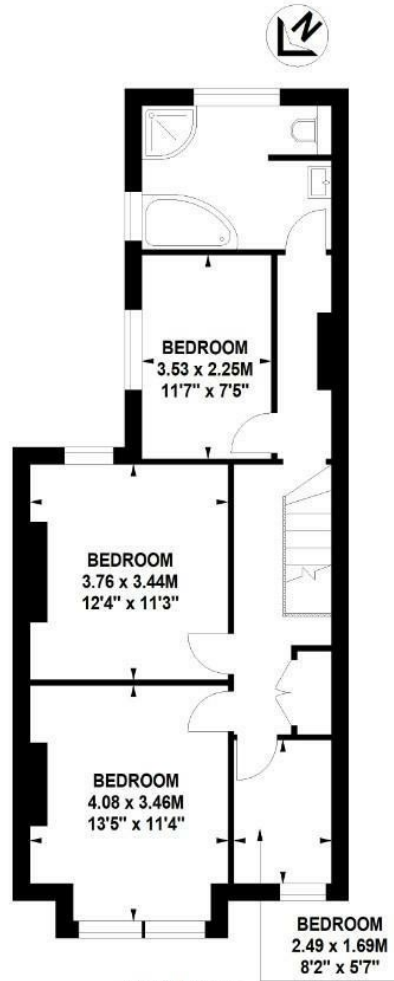






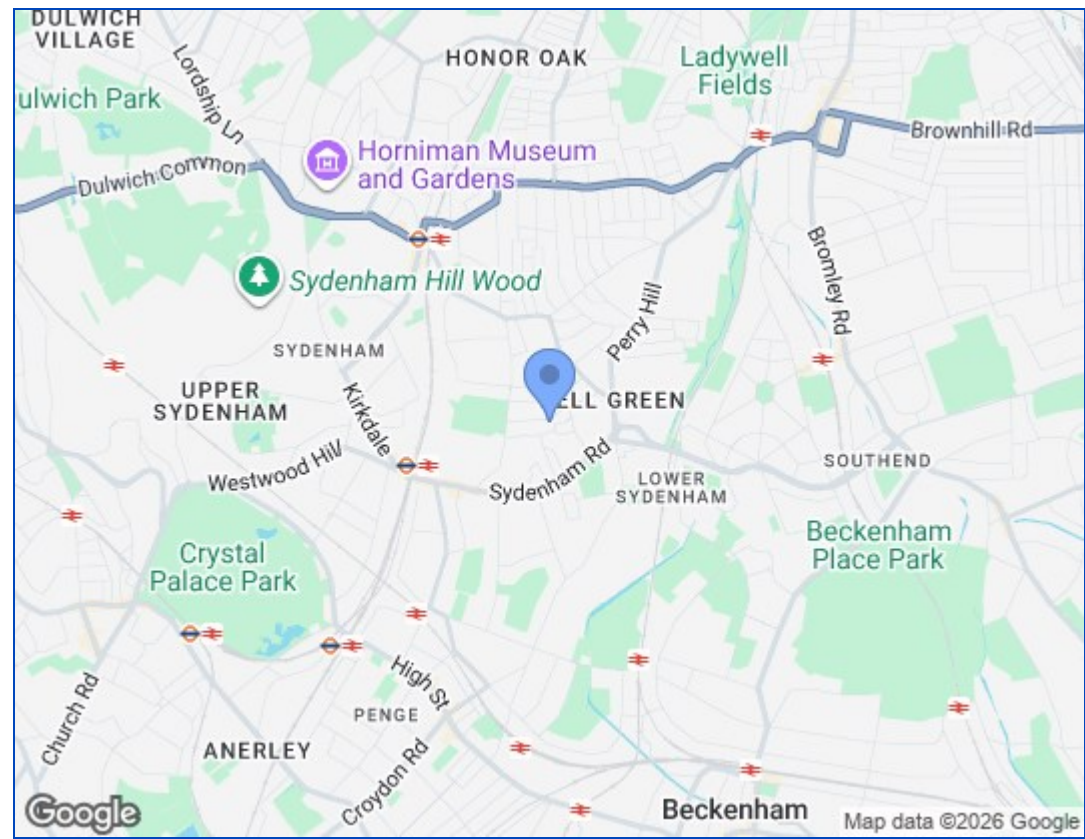
Ground Floor

**Adamsrill Road**  
APPROXIMATE GROSS INTERNAL AREA  
120.31 m<sup>2</sup> / 1295 sq ft



First Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	79
<b>England &amp; Wales</b>	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.

