



Perry Rise, London

Guide Price £550,000



3



1



2



D



Property Summary

GUIDE PRICE £550,000 - £575,000

A three bedroom Victorian house with NO CHAIN & FREEHOLD tenure offered to the market by Propertyworld. This super house, is an ideal first time buy or upgrade and is spacious, flooded in light, and benefits from beautifully proportioned accommodation throughout. With a gorgeous rear garden, double reception room, modern kitchen / diner, large convertible loft, upstairs W.C and an excellent location, we expect strong interest, so call Propertyworld to make an appointment to view. The property is offered with VACANT POSSESSION and has been re painted with new carpet on the stairs and entire first floor. The details include: on the ground floor you enter into a welcoming and nicely presented hallway with high spec laminate flooring and neutral decor, to side is a gorgeous double reception with laminate floor, bay window to front, chimney breasts in both rooms and high ceilings, to rear is a modern high spec kitchen / diner with a tiled floor, extensive range of high gloss, wall and base units, oak worktop, gas hob, electric oven and window to side, to rear is a generous family bathroom with three piece suite and shower over bath. On the first floor, there are THREE Bedrooms - 2 with storage - and W.C with basin. Above there is a generous and convertible loft (subject to obtaining the correct permissions and certification) and to rear is super cute private garden with a newly laid lawn and fab rear decked patio and seating. EPC rating is D and Council tax is D.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

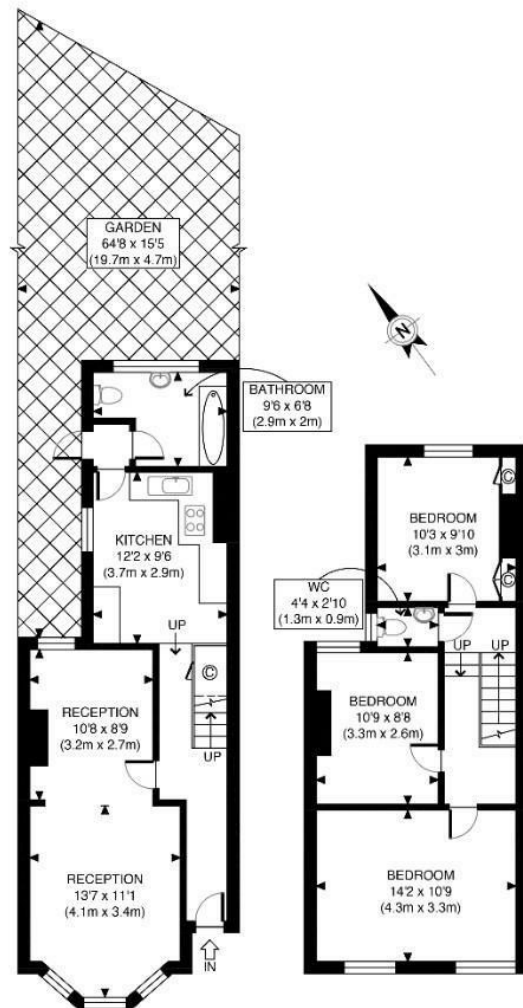
- Three bedroom house
- Period property
- Mid terrace
- CHAIN FREE
- FREEHOLD
- Excellent condtion
- Fabulous location
- Double reception / kitchen diner
- Scope for extension
- EPC is D / Council tax is D

Our Vendor Loves...

Its a lovely house with big spacious room and lots of light. My favourite spaces are the kitchen but best of all, the beautiful garden.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 503 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 447 SQ FT

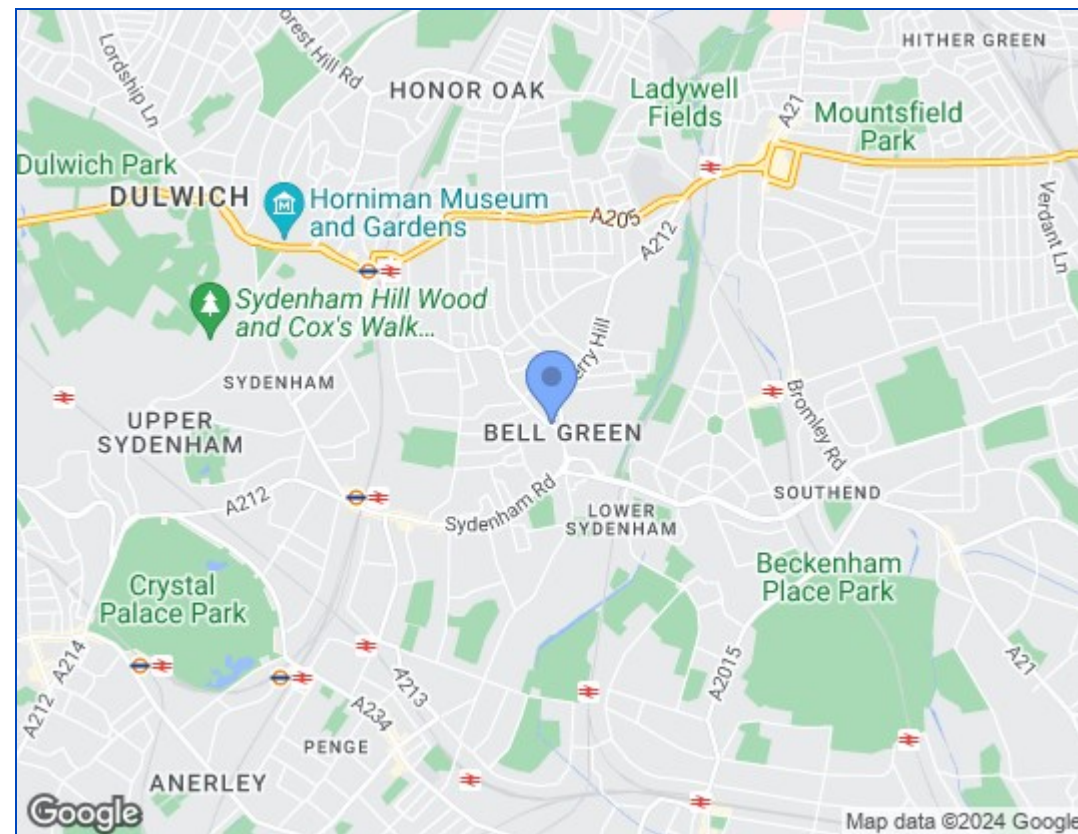
APPROX. GROSS INTERNAL FLOOR AREA 950 SQ FT / 88 SQM

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

Perry Rise

36th 07/06/24

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	65	
(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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