



## Sandown Court, London

Guide Price £525,000





## Property Summary

Propertyworld is proud to offer this fabulous end of terrace two bedroom house to the market. Located in a gorgeous residential cul sac, just off Dartmouth Road., the house benefits from a quiet yet super convenient location with easy access to Kirkdale Village, lots of eateries, Forest Hill swimming baths and library. An ideal buy for discerning first time buyers, the house includes OFF STREET PARKING and FREEHOLD tenure.

The details include: you enter directly into a warm and welcoming entrance hall with neutral decor and high spec laminate floor. Immediately ahead is a fab and spacious lounge with large patio doors which flood the room in light and offer views into the generous rear garden. The room is flooded in light and offers a stylish yet cosy retreat with ample space for a dining room table and chairs. To side is a fitted galley style kitchen with an extensive range of shaker style units, gas hob, tiled splashback, lots of worktop space and window to front. There is also a downstairs W.C. On the first floor there are two DOUBLE bedrooms - both beautifully presented, flooded in light and generous - plus a family bathroom which includes a three piece suite and shower over bath. The private rear garden is an excellent size and landscaped with a super handy SIDE RETURN and a high degree of privacy.

This is outstanding house located in a stunning location. The close itself is set back from the road and quiet yet close to everything of interest and importance locally. Well built and attractive un out opinion, we expect strong demand and offer you the opportunity for an early viewing. Call Propertyworld now on 0208 488 0011 to view.

EPC rating is C. Council tax is C.

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

## Property Summary

- Two bedroom house
- End of terrace
- Modern build
- Off street parking
- FREEHOLD tenure
- Residential cul de sac
- Fabulous location
- Private rear garden
- Ideal first time buy
- EPC rating is C / Council tax is C

## Our Vendor Loves...

Our Vendor Loves....

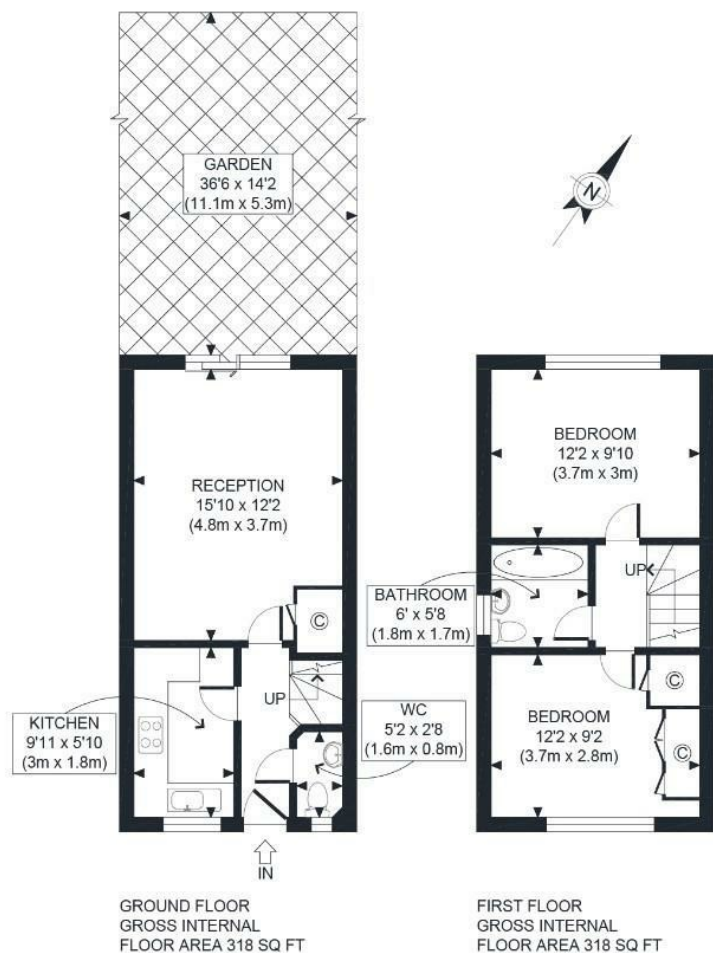
"Sandown Court has been our first home for many years, perfectly positioned between Forest Hill and Sydenham stations, with fast links into central London in just three stops. The area offers excellent schools, a wide range of shops, and beautiful parks all within walking distance. Horniman Museum is close by too, providing a fantastic mix of activities for all ages, along with great coffee shops and restaurants forest hill pools, that give the neighbourhood its friendly, vibrant feel.. As our family grows, we're now looking for a new home with more space and a fresh start. Sandown Court has been a wonderful place to live, full of potential and ready for someone new to make it their own!.



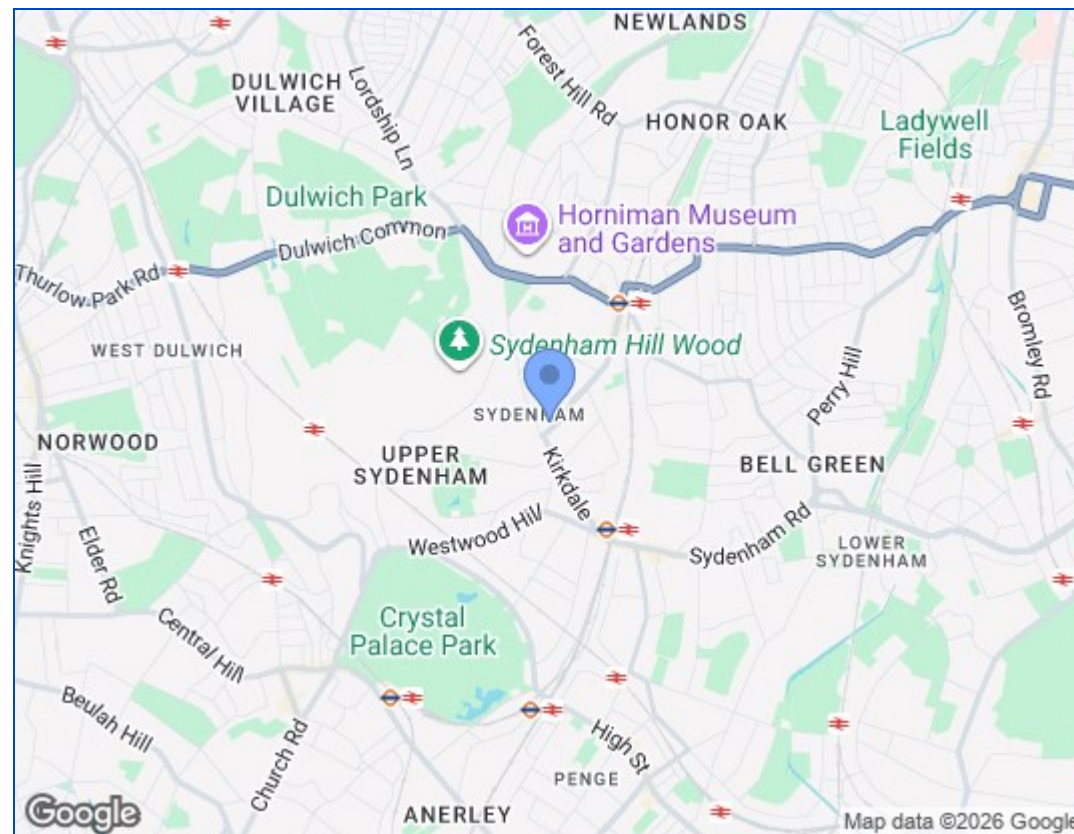








<b>APPROX. GROSS INTERNAL FLOOR AREA 636 SQ FT / 59 SQM</b>	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
Sandown close	date 21/01/26
photoplan	



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

