



## Champion Crescent, Sydenham

Asking Price £500,000



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## Property Summary

Propertyworld is delighted to present this pretty two double bedroom, two reception, mid terrace Victorian house in Champion Crescent, in Sydenham, benefiting from both a front and rear garden, FREEHOLD tenure and much more. An ideal first time buy, on the ground floor you will find two reception rooms that have been opened up to create an open, free flowing space. The main reception to the front has two large double-glazed windows that provide lots of natural light. There are plenty of original features including a stunning fireplace, and cornicing, together with a solid wooden flooring. The second reception room has a tiled floor which extends onto the open kitchen. This is currently used as a spacious dining area though could easily be used as simply a second reception or as a large home working studio. The kitchen features a range of fitted wooden shaker style wall and base units, standalone oven and space for a washing machine. Access to the attractive rear garden is through a double-glazed patio off the second reception. The garden, is low maintenance, mainly paved with a curved border of plants and shrubs. Upstairs you will find two generous double bedrooms and a modern bathroom with a three-piece white bathroom suite, over bath shower and brick style blue contrasting wall tiles. There is also a large loft which can easily be converted to create a large third bedroom with ensuite. The garden to the front is a packed with mature plants and shrubs which provide a gorgeous green outlook from the front reception.

Champion Crescent is a quiet residential location within short walking distance of Sydenham Road and Sydenham train and Underground station. There is a range of restaurants, gastropubs, independent cafés and shops close by, as well as the award winning Mayow Park and a number of highly rated Primary schools.

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

## Property Summary

- Two bedroom period property
- Two reception rooms
- Front and rear garden
- FREEHOLD tenure
- Modern fitted kitchen
- Contemporary bathroom
- Period features
- Unrestricted road parking
- Quiet residential road
- Close to amenities and stations

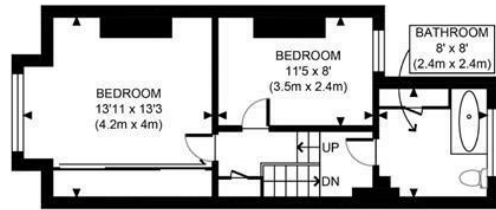
## Our Vendor Loves...

Our vendor Loves...

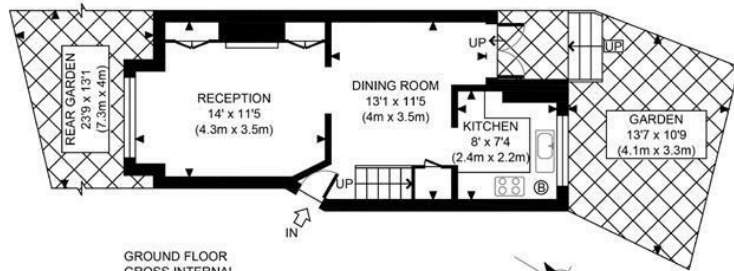
"Our home and the local area has been the perfect sanctuary for us over the past year. The bright, airy rooms have provided us the space we both need to live and work from home and the gardens in particular have proven to be a godsend. The location has been perfect as well allowing us to enjoy the incredible local parks, cafés and pubs, easily commute into town or just as easily escape into the surrounding countryside. We couldn't have asked for more from a house and although we're tremendously sad to be leaving we do so with the fondest of memories for our perfect first home. Lucy & Chris."





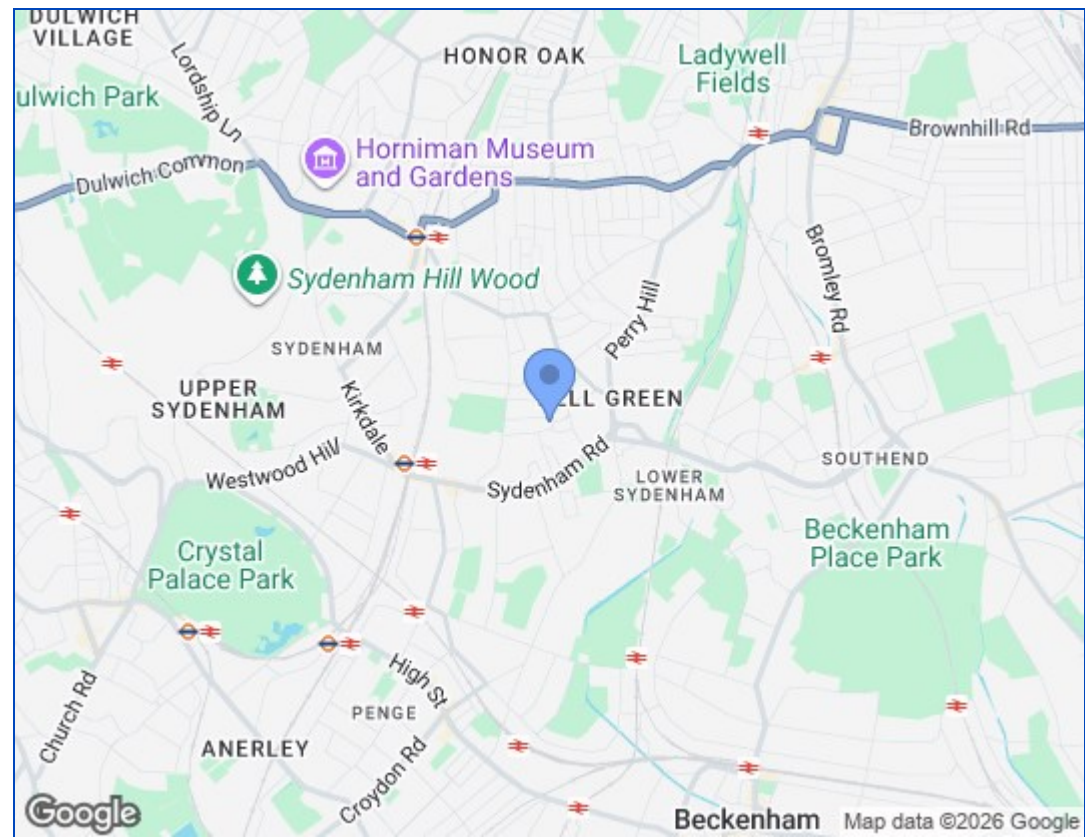


GROSS INTERNAL FLOOR AREA 395 SQ FT



GROUND FLOOR GROSS INTERNAL FLOOR AREA 349 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 744 SQ FT / 69 SQM	Hilton Villas SE26
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	date 07/05/21
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(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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