



Silverdale, London

Guide Price £700,000



Property Summary

GUIDE PRICE £700,000 - £725,000

Propertyworld are proud to act as sole agents on this fabulous four bedroom mid terrace next to MAYOW PARK in SE26. Having been remodelled and refurbished only a few years ago, the property is offered in stunning condition and offers spacious and beautifully proportioned accommodation throughout. A family house with large FRONT & BACK gardens, the property is flooded in light. Silverdale is an attractive and popular residential road, close to Sydenham mainline station, high, shops and eateries. Beautiful MAYOW park is a stones throw away and a hub of community activity and includes a refurbished playground and gorgeous cafe.

The house benefits from: a spacious and modern kitchen to front with cream shaker style units, laminate worktop, gas hob, electric oven, large double glazed window, tiled splashback and all appliances, to rear is the centre piece of the house - a remodelled lounge and dining room with bi-fold doors leading to the rear garden, wood burner, neutral decor, recess shelving and an open but separate dining space, the ground floor is completed by a stunning shower room and W.C. On the first floor there are FOUR BEDROOMS - all beautifully presented, all flooded in light -offering versatility and practical accommodation, plus a remodelled and recently refurbished bathroom. The large front garden is mainly laid to lawn, with a high end stone patio and path, whilst the rear garden is hard landscaped with decked area and perimeter seating. EPC rating is C, council tax is B. A beautiful family house, in a fabulous location. Call Propertyworld on 0208 488 0011 to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

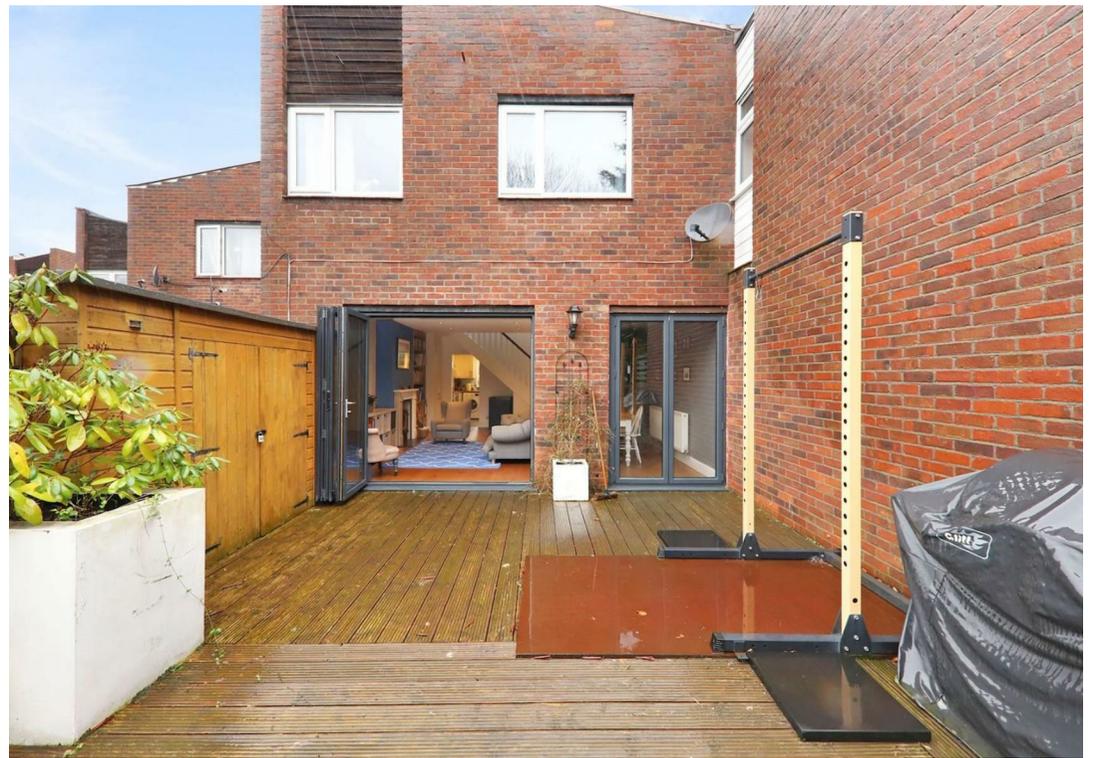
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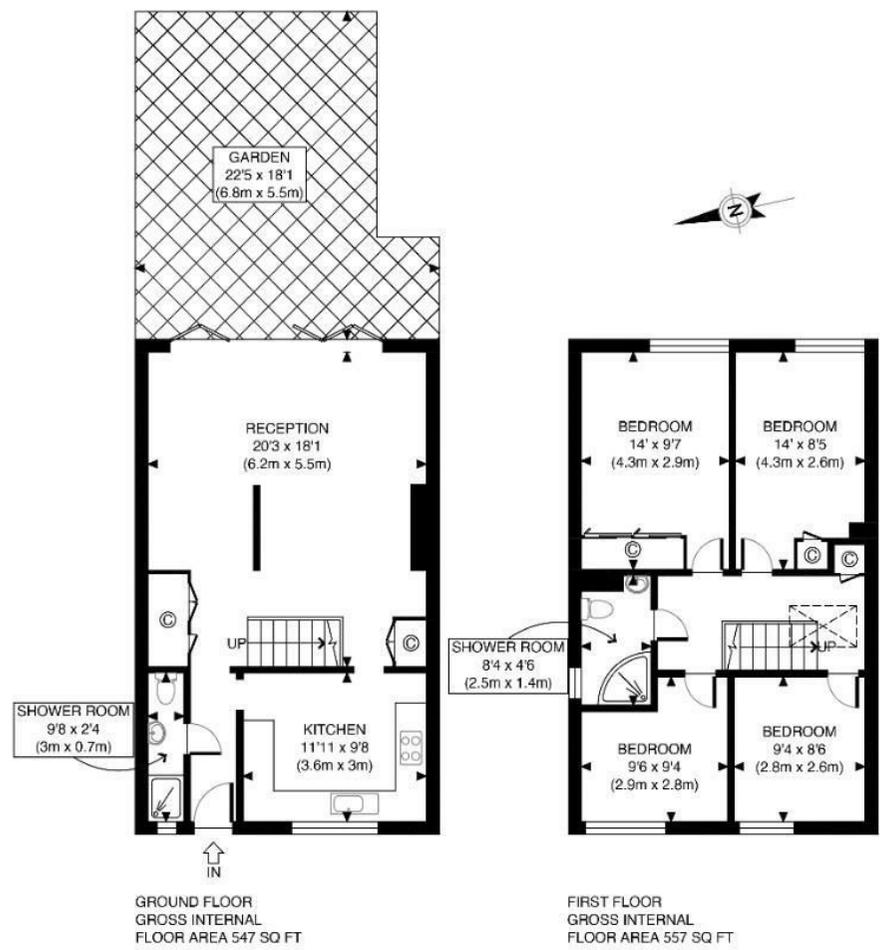
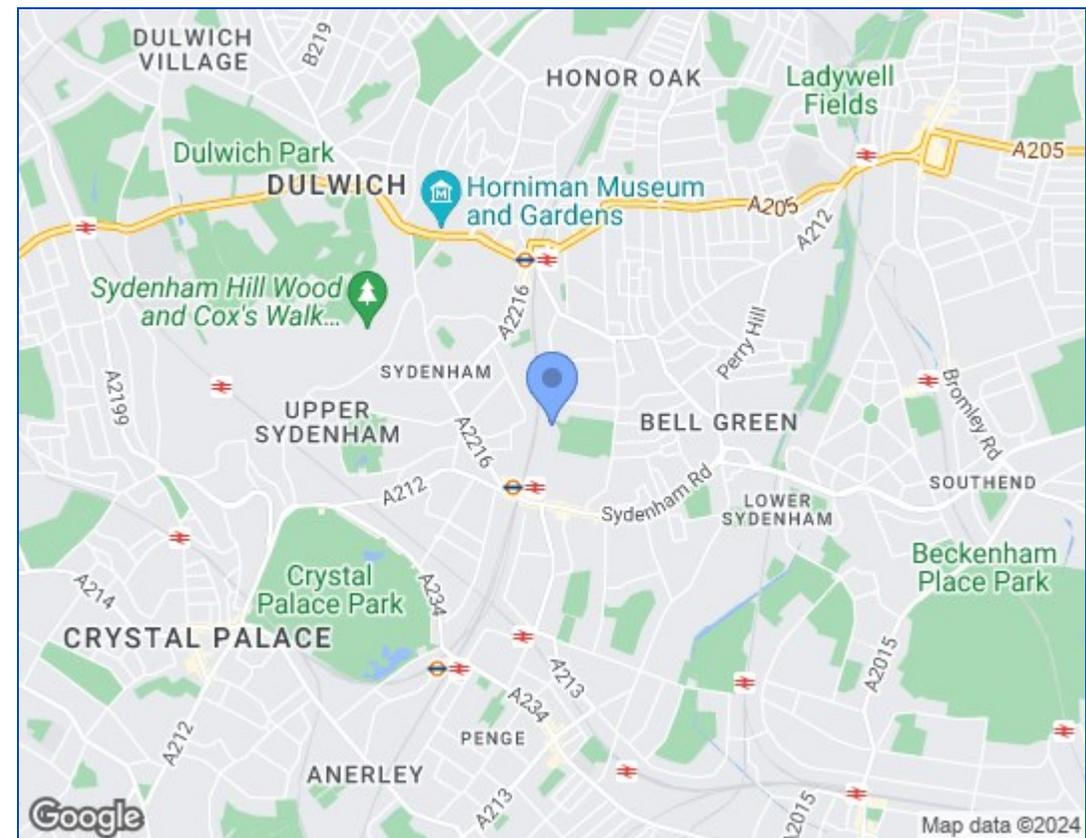
- Four bedroom houe
- Refubsished and remodelled
- Stunning interior
- Fabulous location
- Ground floor bathroom
- Family house
- FLooded in light
- Front and back gardens
- Council tax is B
- Epc rating is C

Our Vendor Loves...

"Our family has cherished every moment in this home, where we've watched our three babies take their first steps. Nestled beside the gorgeous Mayow Park, with its great playground and café, our home has been a gateway to countless park days. The heart of our home is its open layout, featuring bifold doors that extend the living space into the garden, creating an expansive area that's perfect for summer gatherings and everyday family life. The kitchen and dining area seamlessly flow into the living room, ensuring we're always connected, whether we're sharing a meal or cozing up around the woodburner. Upstairs, the four double bedrooms have been the perfect space, offering each of us our privacy while also accommodating our work-from-home needs. It's perfectly located balancing greenery with the vibrant life of the high street. We love our kids' primary school nearby and our wonderful childminder just two doors down. This house isn't just a building; it's a home that's been the backdrop to our family's best memories. We hope it brings as much joy to its new owners as it has to us."







APPROX. GROSS INTERNAL FLOOR AREA 1104 SQ FT / 103 SQM	Silverdale
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 13/03/24
	photoplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	85
England & Wales		EU Directive 2002/91/EC	

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