



## Longton Grove, London

Guide Price £700,000





## Property Summary

Guide Price: £700,000 - £725,000

Propertyworld is proud to offer this fabulous THREE bedroom house with an 80ft SOUTH facing garden, OFF STREET PARKING for 2 cars, GARAGE and NO CHAIN. The property is on the market for the first time in 20 years and has been lovingly cared for by the owners during this time. The property is flooded in natural light, with generous rooms, beautifully proportioned accommodation throughout and a stunning location. Forming part of a small row of similar houses, the house is located on the ever popular Longton Grove - a wide treelined residential road - close to lots of local amenities, shops, eateries and Sydenham mainline station. Beautiful WELLS PARK is a short stroll away.

The details include: you enter into a welcoming porch which includes shop storage and is an ideal post of coats and boots. From there you enter into the main house and directly into reception one. Located to front, the room is super bright, with neutral decor, high spec laminate floor and direct views through into the rear garden. From here you through into the rear dining room and kitchen with beautiful views into the stunning rear garden. Flooded in light, its a super space for families and couples, with an extensive range of wall and base beech fronted units, lots of worktop space, electric hob, electric oven and large double glazed patio doors. The rear garden is SOUTH FACING, 80ft +, laid mainly to lawn with a decked patio ideal for BBQs and evening glasses of wine. On the first floor there are THREE BEDROOMS (2 dls, 1 sgl) - all beautifully presented in neutral tones, with BUILT IN STORAGE and laminate flooring. The bathroom is modern with a three piece and mains shower over bath. Above is a large CONVEERTABLE LOFT (with the correct permissions and certification).

A charming family house with lots of excellent features and benefits, including PARKING for 2 cars, 80ft garden, GARAGE, loft and maybe best of all - NO ONWARD CHAIN. Call Propertyworld to see.

Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Three bedroom house
- Mid terrace, post war
- Fabulous location
- CHAIN FREE
- SOUTH facing garden
- Integral GARAGE
- OFF STREET PARKING
- Scope for EXTENSION
- Flooded in light
- EPC is C / council tax is D

## Our Vendor Loves...

Our Vendor Loves...

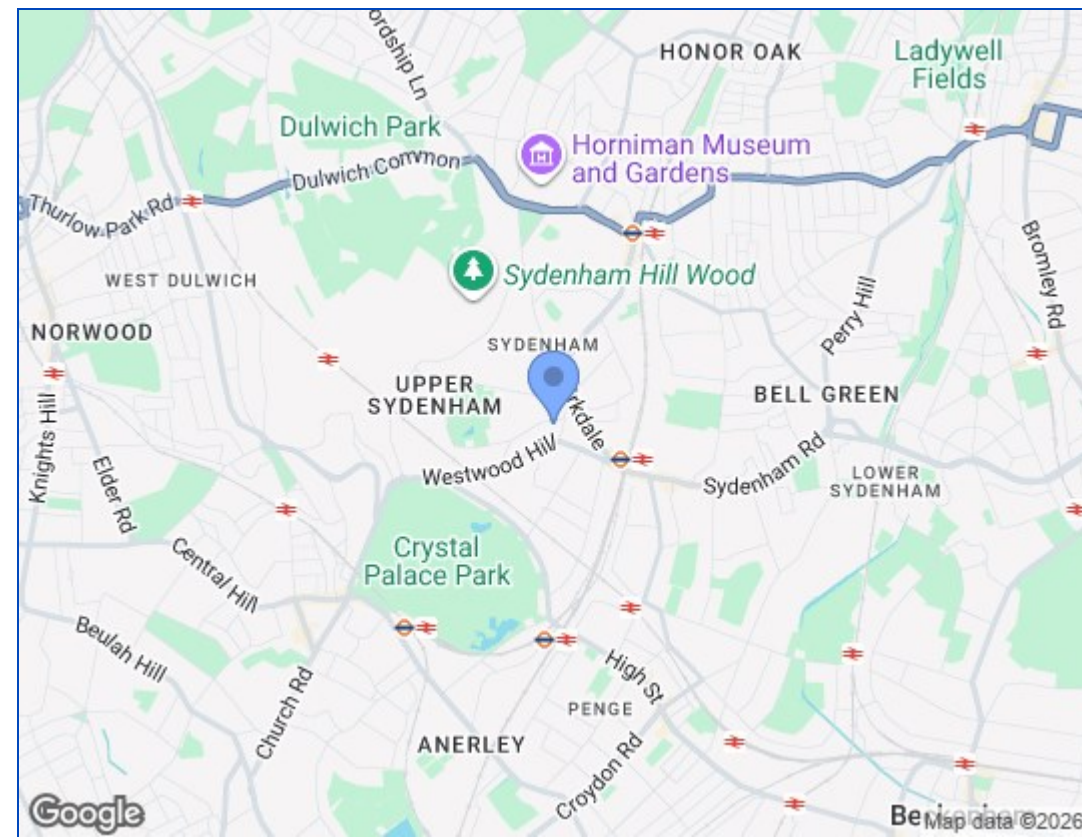
"The neighbourhood around Longton Grove Beaulieu Avenue is very friendly. There is an active WhatsApp group among residents where useful information is shared and items recycled. Longton Grove is wide and quiet. Friends and family can always find parking space. My garden is sunny and secluded, a peaceful haven in the summer, surrounded by leafy trees".











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		
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.

