Meadowview Road, Catford

Price Guide £330,000

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property world

Property Summary

Guide Price: £330,000 - £350,000.

Propertyworld is delighted to present this well presented, two bedroom, ground floor maisonette with PRIVATE GARDEN & OFF STREET PARKING for 2 cars in ever popular Meadowview Road, Sydenham. The property is beautifully presented with lots of personality and lots of character. A pleasant aspect to both front and rear, 140+ year lease, and close proximity to the Waterlink Way and beautiful Beckenham Place Park are important benefits too.

The property has its own front entrance with a large storage cupboard outside in the porch. Bright and airy, there is an abundance of natural light throughout, helped in part by large double gazed windows, most notably in the reception which boasts a huge West facing bay window. The accommodation comprises two bedrooms, both doubles (though one is larger than the other), a spacious reception room that is almost 16 feet long, fully fitted kitchen with a range of wall and base units and modern bathroom that was recently upgraded. The garden is mainly laid with lawn, with stone patio and large shed (with power) - perfect for entertaining & soaking up the sun. It's also a perfect, safe space for children. To the front is an off street parking for 2 cars with lots of additional free parking on the road.

Meadowview Road is a quiet residential road in Lower Sydenham close to Lower Sydenham train station which provides fast, regular, services into several Central London main terminals. There are several parks and green spaces nearby, along with the range of restaurants, gastropubs, independent shops and cafes of Sydenham. This is a fabulous first time buy and we anticipate strong so please call Propertyworld to secure an opportunity to view.
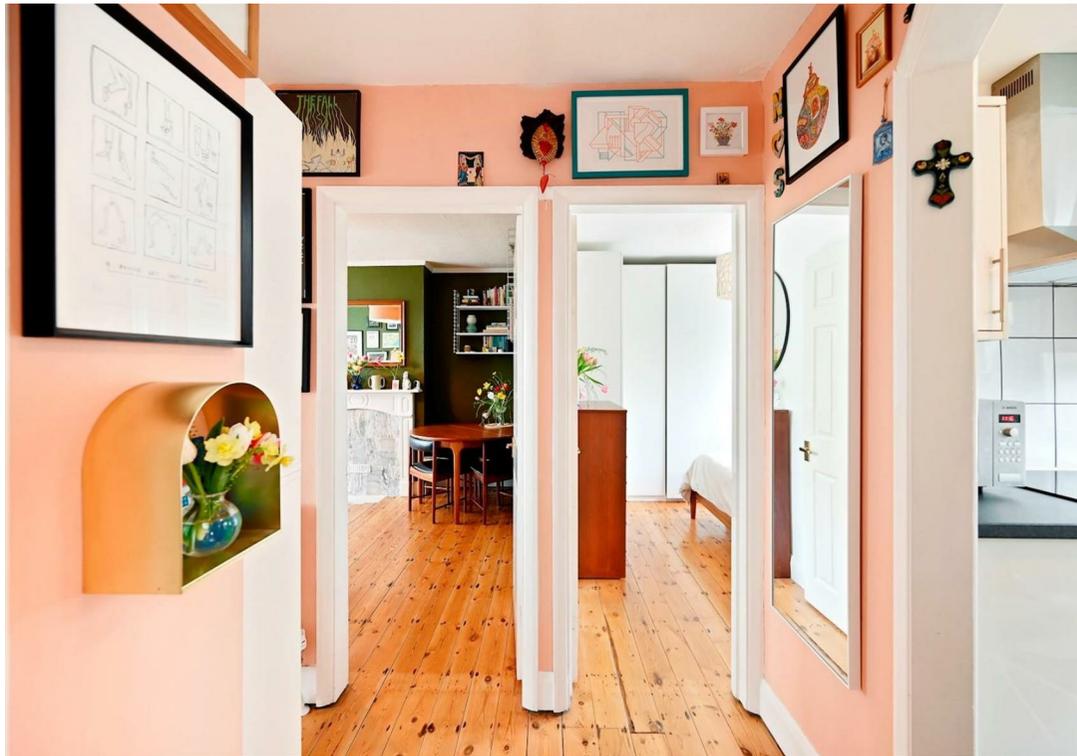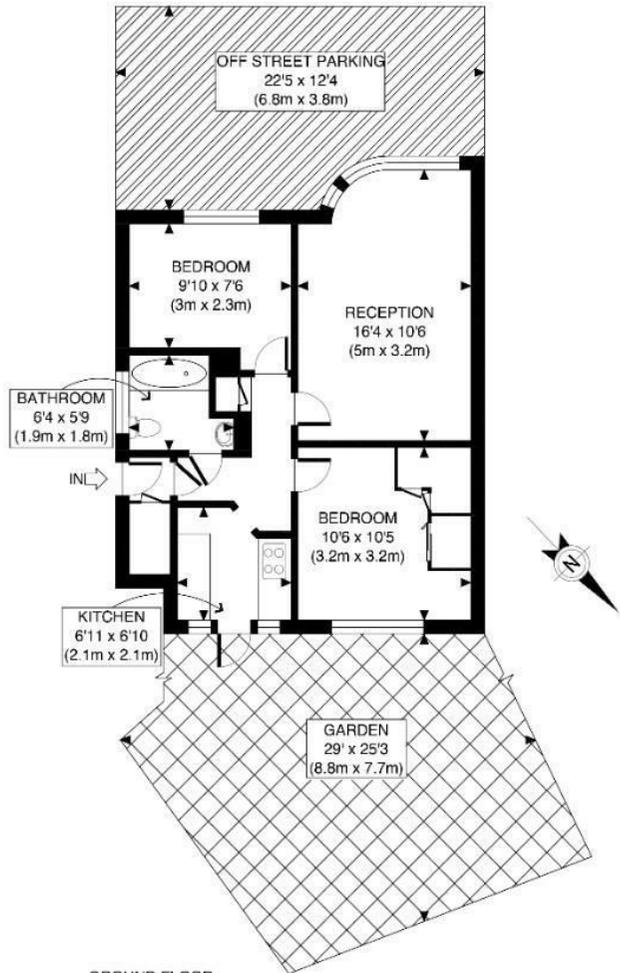
Property Summary

- Two bedroom maisonette
- Ground floor
- OFF STREET PARKING
- PRIVATE GARDEN
- Private entrance
- Fabulous conditon
- Excellent location
- Close to TWO MAINLINE stations
- Ideal first time buy
- EPC rating is D, council tax is B

Our Vendor Loves...

We're going to miss this home we've made, but taking the memories with us; Working from home in a quiet and comfortable room flooded with light. Catching the last train home from town and being tucked up within about 30 minutes. Gardening to the occasional sound of leather on willow followed by cheers from the cricket pitch opposite. The parties that sprawled into the garden, sitting up in bed with our newborn watching the sway of the enormous trees from the park lull him to sleep, nipping out to the shed (and to the tumble dryer) with a load of washing in a rain storm, the kindness and generosity of our neighbours. It has been a great home for us, with so much on our doorstep, but now we hope it brings as much joy to you.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Floor Plan

OFF STREET PARKING
22'5 x 12'4
(6.8m x 3.8m)

BEDROOM
9'10 x 7'6
(3m x 2.3m)

RECEPTION
16'4 x 10'6
(5m x 3.2m)

BATHROOM
6'4 x 5'9
(1.9m x 1.8m)

IN

BEDROOM
10'6 x 10'5
(3.2m x 3.2m)

KITCHEN
6'11 x 6'10
(2.1m x 2.1m)

GARDEN
29' x 25'3
(8.8m x 7.7m)

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 513 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 513 SQ FT / 48 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

Meadowview Road

date 11/04/24

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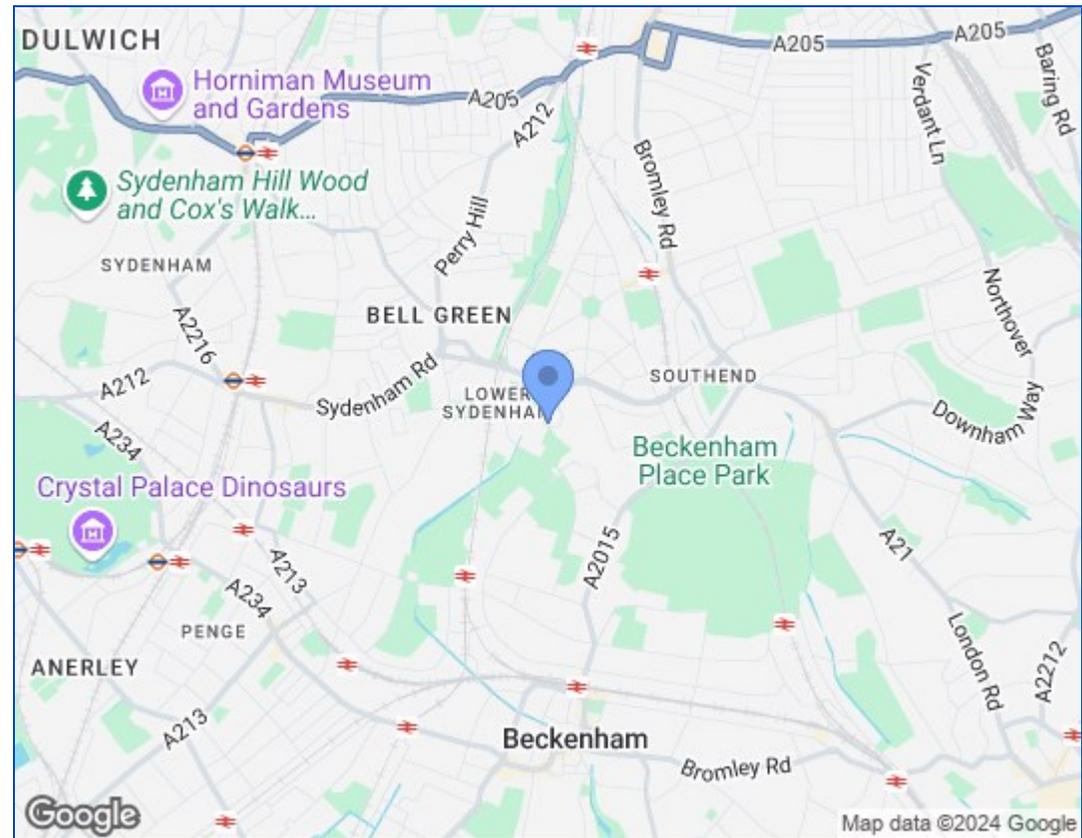
Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(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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