



Elfrida Crescent, London

Asking Price £475,000



Property Summary

Propertyworld is proud to offer this charming three bedroom, mid terrace house to the sales market. Offered CHAIN FREE, this spacious and beautifully proportioned house is ideal for couples and families and an ideal FIRST TIME BUY. Found in a quiet, yet convenient location, the house is close to lots of transport links, inc. Lower Sydenham mainline station, lots of shops and with good access to schools.

The house has been lovingly cared for by the current owners and is offered to the market in what we consider to be excellent condition. Offered with vacant possession and available for immediate occupation, the details include: on the ground floor you enter into a well appointed and spacious entrance hallway, with space buggies, boots and coats. Decorated in neutral tones, the tone is set for this super house. To the side, is the main reception which is a great size and flooded in beautiful light. Exposed floorboards, neutral tones, recess shelving, plus a small office area and large double glazed window looking over the front garden are the main details. To rear is a fabulous kitchen / diner. It includes an extensive range of high gloss white units, laminate worktop, beautiful ceramic tiled splashback, some open shelving and a double glazed patio door leading to the gorgeous rear garden. It is such a private and warm space, with a large lawn to centre and lots of mature plants and trees which add a sense of wonder and aesthetic interest to the space.

On the first floor there are THREE BEDROOMS - 2 double and one large single - all beautifully presented and flooded in light. There is also a bathroom with a two piece suite plus separate W.C and large loft above.

An ideal first time buy, this house offers spacious and modern accommodation, complete with a warm, welcoming and cosy vibe. An early viewing is highly recommended. Call Propertyworld on 0208 488 0011 to be the first to see.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Three bedroom house
- Freehold tenure & CHAIN FREE
- Beautiful rear garden
- Ideal first time buy
- Spacious and nicely presented
- Flooded in light
- Gas central heating & double glazed
- Convenient location
- A charming and happy home
- Council tax is C, EPC is C

Our Vendor Loves...

We love our garden, it has always been our haven and we feel very lucky to have such a nice space. It's a good size and so quiet considering we're in London, we get the sun on the patio in the afternoon and evening and the trees provide lovely shady spots in hot summers. We also love that our second bedroom is big enough to have a sofa bed in it – even though we only have three bedrooms we can use that room to double-up as a spare room for family and friends to stay.





Elfrida Crescent

APPROXIMATE GROSS INTERNAL AREA

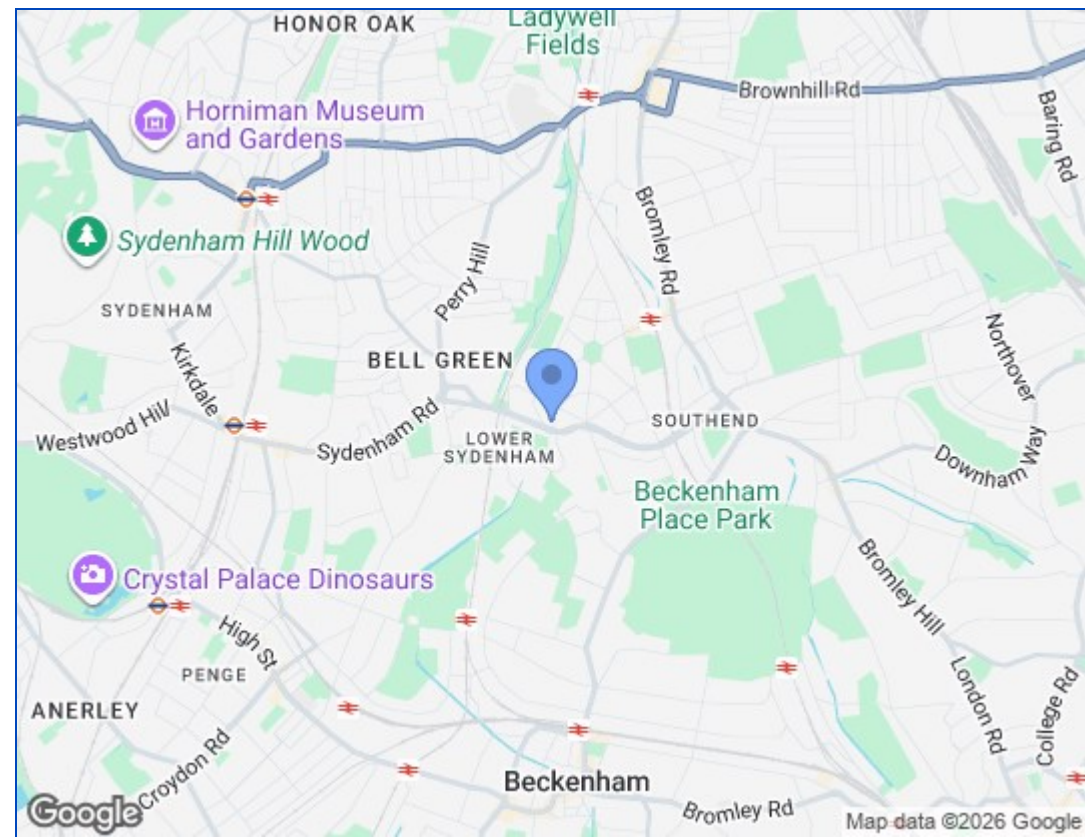
77.94 m² / 839 sq ft



Ground Floor

First Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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	

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