



Round Hill | London, SE26 4RG



Asking Price £525,000

Freehold

**ROBINSON-JACKSON**  
Our service will *move* you

## Round Hill, London

Modern terraced family home with three bedrooms, direct access to rear garden, double glazing, and ample storage set within a highly desirable cul-de-sac location, Forest Hill Station, conveniently located for Sydenham Hill Wood & Cox 's Walk and Dulwich Wood.

### Property Features

- Council Tax: D
- EPC Rating: E
- Three Bedrooms
- Modern Terraced Family Home
- Freehold
- Direct Access to Rear Garden
- Double Glazing
- Ample Storage
- Comfortable Family Home
- Forest Hill Station



## Interior

**Entrance Hall** Part opaque glazed wooden entrance door, radiator, laminate flooring.

**Kitchen** Double glazed window to front, range of cream high gloss fitted wall and base units with work surface over, one bowl stainless steel sink unit with mixer tap, oven, hob and extractor to remain, plumbing for washing machine, understairs storage cupboard, tiled flooring.

**Lounge** Double glazed sliding door to rear, double glazed window to rear, radiator, laminate flooring, coved ceiling with ceiling rose.

**Ground Floor Wc** Opaque double glazed window to front, inset wash hand basin with mixer tap and vanity unit under, laminate flooring, part tiled walls.

**Landing** carpet, access to loft, storage cupboard.

**Bedroom One** Double glazed window to front, radiator, carpet, built in wardrobe with sliding door, textured ceiling.

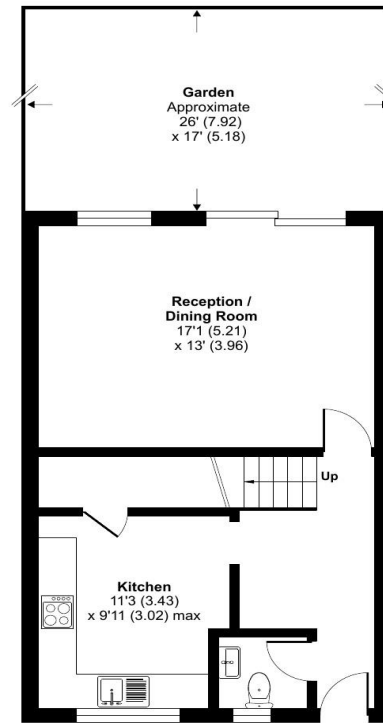
**Bedroom Two** Double glazed window to rear, radiator, carpet.

**Bedroom Three** Double glazed window to rear, carpet, storage cupboard.

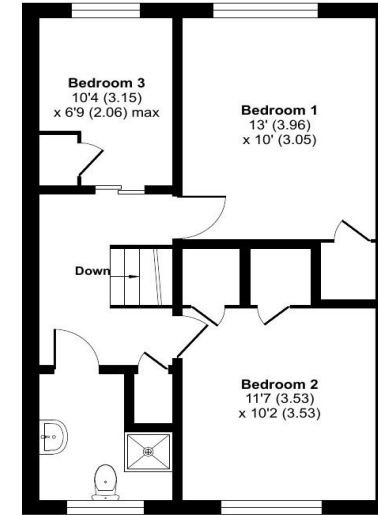
**Wet Room** Opaque double glazed window to front, shower over with curtain, inset wash hand basin with mixer tap and vanity unit under and low level wc, heated towel rail, tiled walls, vinyl flooring.

## Exterior

**Rear Garden** Decking, Astro turf, mature shrub borders.



GROUND FLOOR



FIRST FLOOR

Approximate Area = 984 sq ft / 91.4 sq m  
For identification only - Not to scale



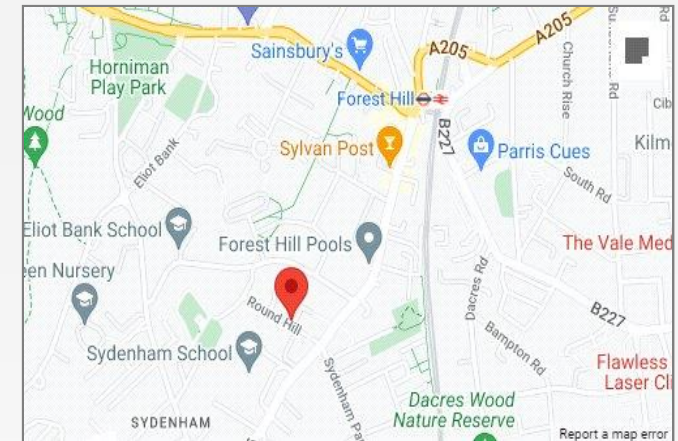
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023.





## Property Location

Round Hill, London, SE26 4RG



## Additional Information

- Three Bedrooms
- Modern Terraced Family Home
- Freehold
- Direct Access to Rear Garden
- Double Glazing
- Ample Storage
- Comfortable Family Home
- Forest Hill Station

Conveniently located for Sydenham Hill Wood & Cox 's Walk and Dulwich Wood

Overall floor area 91 Sqm

**FOR MORE INFORMATION  
CONTACT US TODAY.**

020 8776 6660  
Robinson Jackson  
256 Kirkdale,  
Sydenham,  
London SE26 4NL  
sydenham@robinson-jackson.com

