



Gibbs Avenue SE19  
£475,000

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# In general

- Semi-detached house
- Two double bedrooms
- Corner plot
- Kitchen / diner
- No onward chain
- Quiet location

# In detail

An exceptionally well presented two bedroom semi-detached house occupying a generous corner plot on a quiet road nearby Norwood Park and central Crystal Palace.

The accommodation has been neutrally decorated throughout and offers an immediately enjoyable home for any new owner.

Highlights include a spacious kitchen / diner, two double bedrooms, attic storage space, and a generous upstairs bathroom.

Externally the rear garden wraps around the property and is a well maintained, private space with side access and a southerly aspect.

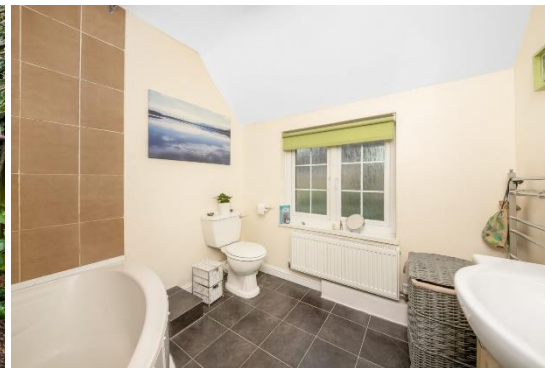
Gibbs Avenue is well placed for rail links at Gipsy Hill and a wealth of amenities at the Triangle.

Early viewings advised.

No chain.

EPC: C

N.B This property was underpinned in 2021



# Floorplan

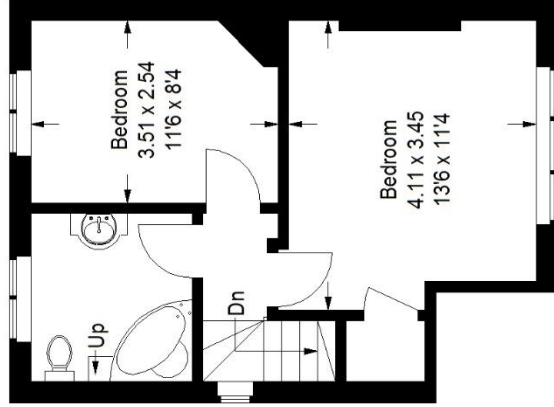
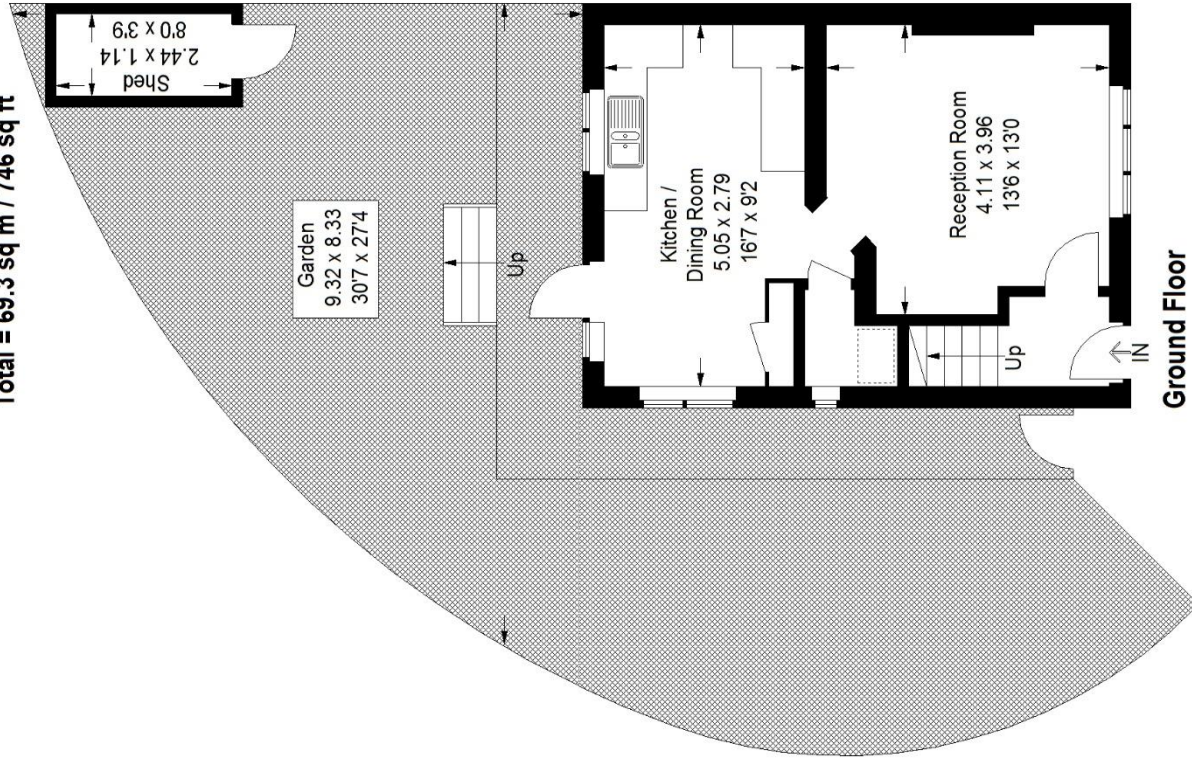
## Gibbs Avenue, SE19

Approximate Gross Internal Area  
(Excluding Shed)

Ground Floor = 35.9 sq m / 386 sq ft

First Floor = 33.4 sq m / 360 sq ft

Total = 69.3 sq m / 746 sq ft



First Floor

Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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