



Patterson Road SE19  
£850,000

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# In general

- Four bedroom house
- Sought after location
- Nearby rail links and sought after schools
- Basement storage
- Two reception rooms
- Extended kitchen

# In detail

A centrally located four bedroom house positioned on a quiet road in the heart of Crystal Palace.

The property has been extended beyond the original build to offer a larger kitchen and characterful accommodation arranged over three levels.

Brief highlights include two separate reception rooms, a generous basement, a four-piece bathroom with a walk-in shower, recently upgraded solar panels with new inverter & battery storage, pleasant views from the top floor bedroom, and ample eaves storage.

Externally there is a tiered garden with a patio seating area and rear access.

These properties are usually popular with young families seeking the convenience of nearby rail links (both Gipsy Hill and Crystal Palace stations), sought after local schools, Crystal Palace Park, and the many shopping and leisure options that the Triangle has to offer.

EPC: TBC



# Floorplan

## Patterson Road SE19

Approximate Gross Internal Area

Cellar = 22.9 sq m / 246 sq ft

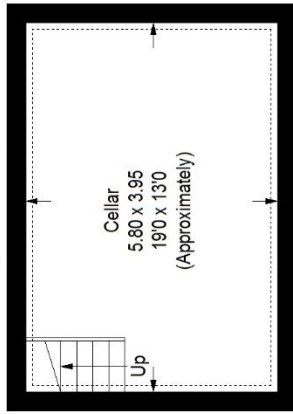
Ground Floor = 51.0 sq m / 549 sq ft

First Floor = 46.6 sq m / 502 sq ft

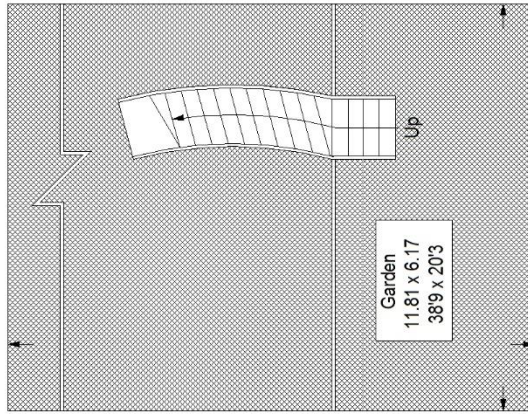
Second Floor (Excluding Eaves)

23.2 sq m / 250 sq ft

Total = 143.7 sq m / 1547 sq ft



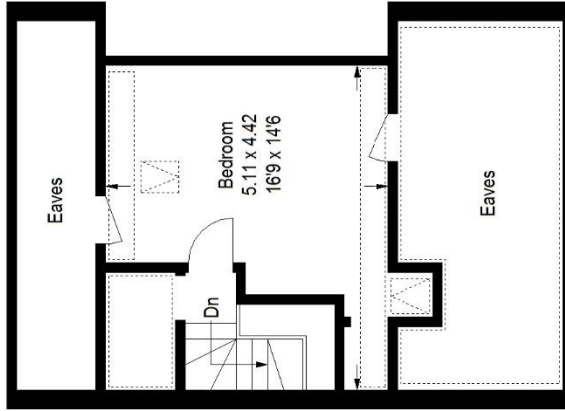
Cellar



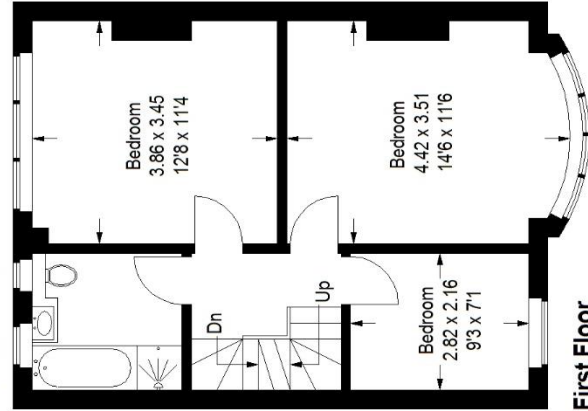
Garden  
11.81 x 6.17  
38.9 x 20.3



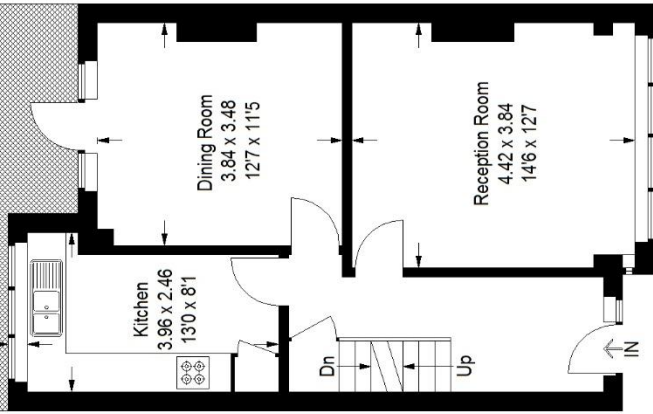
□ = Reduced headroom below 1.5 m / 5'0"



Second Floor



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		85   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

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