



Crampton Road SE20  
Offers in excess of £575,000

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# In general

- Charming Victorian house
- Through reception
- 3 Double bedrooms
- 56ft garden
- Very close to Penge East and West rail
- Crystal Palace Park within close proximity

# In detail

A well presented three bedroom terraced house for sale enviably positioned on this pretty residential road, close to Crystal Palace Park and equidistant to both Penge East (Victoria) and Penge West (Overground) stations.

This characterful home offers a through reception, a contemporary kitchen and downstairs bathroom. Upstairs there are three bedrooms. Externally the house offers a generous 56ft 10' rear garden. Further benefits include residents parking.

Crampton Road is well suited to those who enjoy a short commute, a vibrant and varied high street and being within close proximity to green open spaces.

EPC - D





# Floorplan

## Crampton Road, SE20

Approximate Gross Internal Area  
Ground Floor = 46.1 sq m / 496 sq ft  
First Floor = 42.1 sq m / 453 sq ft  
Total = 88.2 sq m / 949 sq ft



Ground Floor

First Floor

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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		88   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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