



Knighton Park Road SE26
£1,150,000

0208 702 9777
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In general

- Stunning end of terrace Victorian home
- Beautifully renovated throughout
- High quality fittings and materials
- 1,784 sq ft
- Four double bedrooms
- Bathroom and two Ensuite's
- Residential and highly sought after location
- Excellent transport links
- Close to green open spaces
- No onward chain

In detail

A beautifully renovated, semi detached Victorian home, located on a highly sought after residential road close to several green open spaces, shopping facilities along the high street and transport links.

Offering 1,784 sq. ft of accommodation over three floors, this natural four bedroom house enjoys grand proportions in all principle rooms, comfortably meeting the requirements of a modern family.

The ground floor benefits from superb living space comprising; a grand reception of 16'4 ft with wonderfully high ceilings and large bay window followed a second reception which opens onto a sensational kitchen / dining / reception room.

By extending the property, utilising high quality materials and a stylish palette, the owner has created a light filled, inviting and welcoming space for an incoming buyer to enjoy socialising and entertaining.

Doors open onto a landscaped rear garden with a large patio area and mature borders.

The upper floors provide four double bedrooms, (of which the master bedroom and second floor bedroom enjoy a large en suite shower), and a family bathroom..

Knighton Park Road is an attractive tree lined road, enjoying excellent transport links including Sydenham Overground and Lower Sydenham with services to London Bridge, close proximity to green open spaces including Crystal Palace Park and Alexandra Recreation ground, as well as numerous coffee shops, restaurants and pubs and a wealth of shopping facilities nearby including Bell Green retail park.

EPC: D | Council Tax Band: D



Floorplan

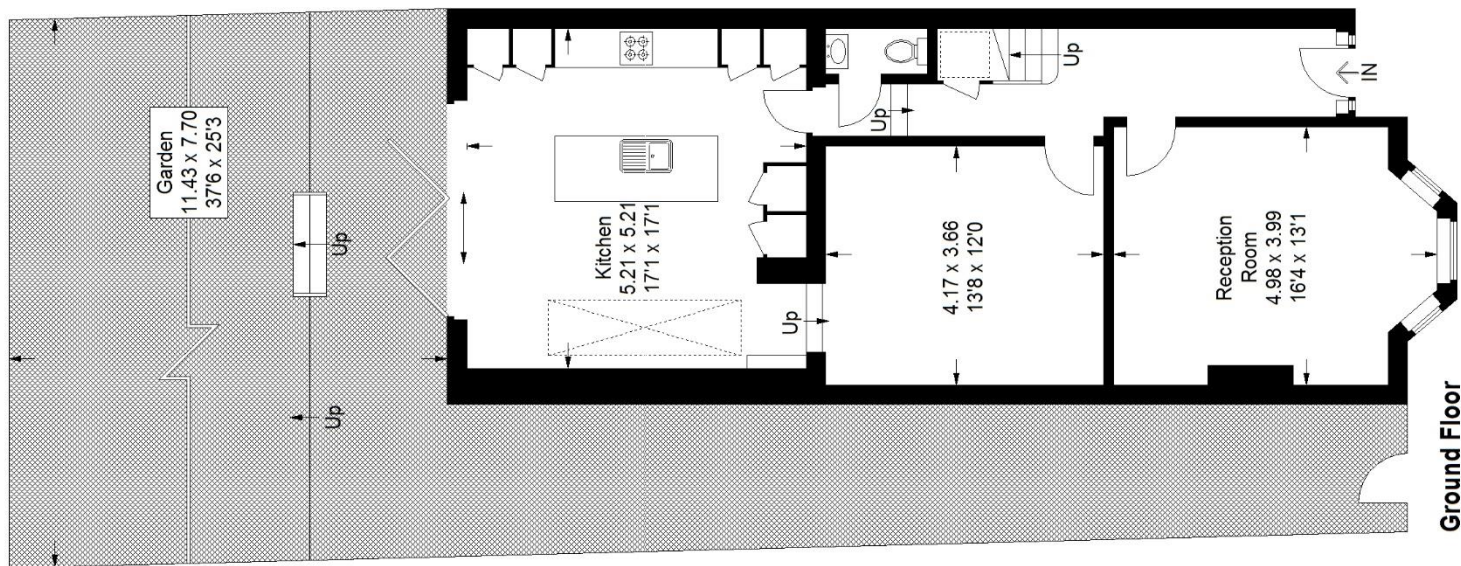
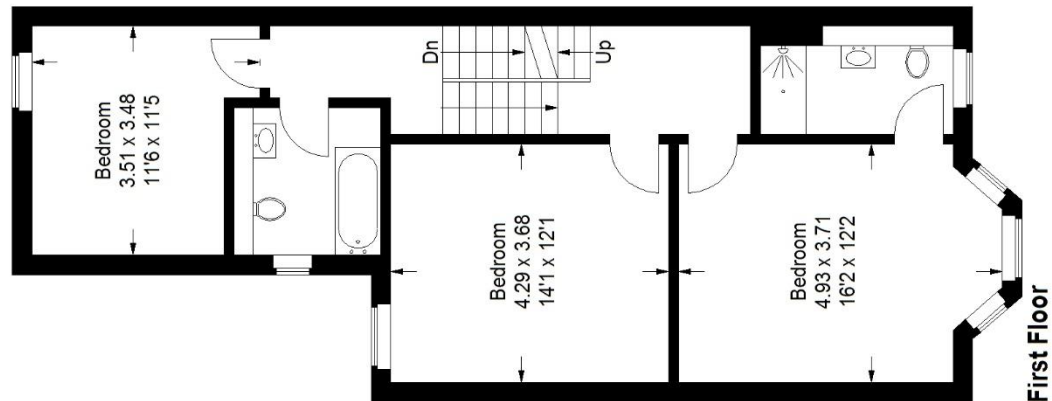
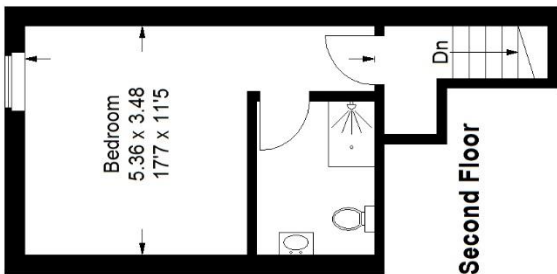
Knighton Park Road, SE26

Approximate Gross Internal Area

Ground Floor = 76.5 sq m / 823 sq ft

First Floor = 67.5 sq m / 727 sq ft

Second Floor = 21.7 sq m / 234 sq ft
Total = 165.7 sq m / 1784 sq ft



= Reduced headroom below 1.5 m / 5'0"

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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		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		
1-20	G	14 G	

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