



Madeline Road SE20
£625,000

0208 702 9333
pedderproperty.com

pedder



In general

- Three / four bedrooms
- End of terrace house
- Low maintenance rear garden with a summer house
- Off street parking
- Quiet, sought after location
- Well placed for transport links
- Garage

In detail

A very well presented three / four bedroom end of terrace house positioned on a popular, conveniently located road nearby multiple rail links and Crystal Palace Park.

The property has been maintained and upgraded by the current owners over a number of years and could offer an ideal opportunity for a young or growing family looking for a step up.

Highlights include a spacious kitchen / diner with a sit-up breakfast bar, solid wood flooring, a modernised bathroom, three bedrooms on the first floor, and a bonus room with a skylight and lots of eaves storage.

Externally there is a low maintenance rear garden which offers a patio seating area, side access (ideal for bikes etc), and a robust summer house / home working space. Off street parking is also available for two cars and a garage.

This location works well for Anerley, Penge West and Crystal Palace rail links, also a variety of amenities along Anerley Parade, and access to the Triangle at central Crystal Palace.



Floorplan

Madeline Road SE20

Approximate Gross Internal Area
(Excluding Sheds / Garden Room)
Ground Floor = 47.6 sq m / 512 sq ft
First Floor = 43.6 sq m / 468 sq ft
Total = 109.3 sq m / 1176 sq ft



Reduced headroom below 1.5 m / 5'0"

Copyright www.pedderproperty.com © 2020
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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.