

Hamlet Road SE19 £1,250,000

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#### In general

- Double-fronted detached house
- Four double bedrooms
- Gated off street parking
- Generous kitchen / diner
- Larger than average plot
- Plenty of potential

### In detail

A rarely available double-fronted detached house positioned on a sought after road nearby Crystal Palace rail links and amenities.

The property forms part of an extremely generous plot and offers huge potential for extension or modernisation (STP), and an ideal long-term purchase opportunity.

Brief highlights include two bay-fronted reception rooms, a 25ft kitchen / diner, a handy utility room, a downstairs WC, four double bedrooms, and a wealth of fitted storage.

The rear garden extends to approximately 120ft and offers a blank canvas for any new owner. Otherwise, a perfect retreat on sunny day.

Hamlet Road is moments from central Crystal Palace which offers an array of shopping and leisure options, also Crystal Palace Park and key transport links.

EPC: E





















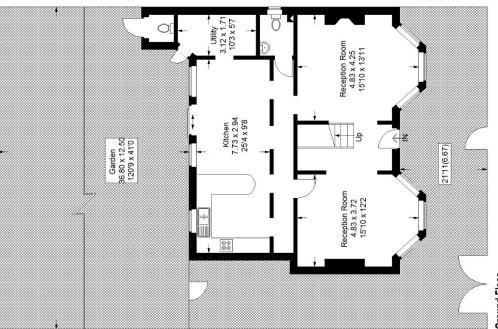


# Floorplan

## Hamlet Road SE19

Approximate Gross Internal Area Ground Floor = 85.0 sq m / 915 sq ft First Floor = 85.3 sq m / 918 sq ft Total = 170.3 sq m / 1833 sq ft





Bedroom 4.36 x 2.90 14'4 x 9'6

Bedroom 4.01 x 3.70 13'2 x 12'2

### **Ground Floor**

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Bedroom 4.83 x 4.22 15'10 x 13'10

Bedroom 4.83 x 3.72 15'10 x 12'2

**First Floor** 

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