



Croydon Road SE20
Guide Price £475,000-£500,000

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In general

- 1113 sq ft / 103.4 sq m
- A share of the freehold
- No onward chain
- Three bedrooms
- Private rear garden
- Private entrance
- Off street parking
- Characterful features

In detail

A spacious three bedroom Victorian maisonette benefitting from a large private garden and available for sale with no onward chain.

This characterful accommodation totals 1113 sq ft / 103.4 sq m and is accessed via a private entrance, occupying the entire first floor of a detached building.

This flexible space benefits from an abundance of fitted storage, as well as period features such as stripped wood flooring and fireplaces.

Other highlights include air conditioning throughout, excellent room proportions, a separate WC, a sociable open-plan kitchen with integrated appliances, a modern bathroom with a separate walk-in shower, and a share of the freehold.

Externally there is off street parking for one car and a generous private rear garden which provides a blank canvas for the green-fingered, or simply a great space to enjoy on sunny days.

This location is well served by Penge East / West and Kent House rail links and is convenient for the amenities of the High Street nearby, as well as Crystal Palace Park.

Viewings are recommended to appreciate the size and standard of the space.

EPC: E | Council Tax Band: D | Lease: 91 years remaining | SC £0 | GR £25 | BI: 50% Of cost



Floorplan

Croydon Road, SE20

Approximate Gross Internal Area

Ground Floor = 6.0 sq m / 65 sq ft

First Floor = 97.4 sq m / 1048 sq ft

Total = 103.4 sq m / 1113 sq ft



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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		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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