



Thicket Road SE20  
Guide £450,000- £465,000

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# In general

- Top floor period conversion
- 774 sq ft / 71.9 sq m
- A share of the freehold
- Light and bright accommodation
- Popular location
- Separate study area
- Large communal garden

# In detail

A fabulously light, bright and well proportioned two double bedroom period conversion positioned on a sought after road moments from Crystal Palace Park and multiple transport links.

The accommodation totals 774 sq ft / 71.9 sq m and occupies the entire top floor of an attractive Victorian building with the benefit of a share of the freehold.

A well designed layout allows for a separate study area (ideal for home working) and an en suite shower room to the master bedroom at the rear of the property.

Other noteworthy points include solid oak flooring throughout, a 15ft 8 reception room, a modern separate kitchen, and fresh neutral decor throughout.

Externally there is a large communal garden which provides a quiet retreat on sunny days.

Thicket Road is well placed for Crystal Palace, Anerley and both Penge East and West rail links, also handy nearby amenities and 200 acres of parkland practically on the door step.

EPC: E



# Floorplan

## Thicket Road SE20

Approximate Gross Internal Area  
71.9 sq m / 774 sq ft



## Third Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64   D
39-54	E	54   E	
21-38	F		
1-20	G		

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