



Hardings Lane SE20
OIEO £575,000

0208 702 9777
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In general

- A charming Alexandra Cottage
- Light, bright and perfectly balanced
- Two receptions
- Two double bedrooms
- Contemporary and stylish kitchen
- Superb rear garden
- Off street parking

In detail

A completely charming and much sought after 1868 semi detached Cottage, located within the Alexandra Conservation area, close to excellent transport links, parks and a wealth of shopping facilities.

The light, bright accommodation arranged over two floors, is perfectly balanced and enjoys many attractive features including fireplaces and stripped wood flooring.

Beautifully refurbished and presented throughout this delightful home is ready for an incoming purchaser to immediately enjoy. Comprising a lounge, dining room, fitted kitchen, family bathroom and two double bedrooms.

To the rear is a sunny garden, mainly laid to lawn with established borders, whilst to the front is off street parking.

These lovely roads are highly sought after for their picturesque properties, strong sense of community and transport links including Sydenham, Penge East and West.

There are several coffee shops close by, the wonderful Alexandra Nurseries garden centre, (vintage home and garden ware shop), restaurants and parks including Alexandra Recreation Grounds, Crystal Palace Park and Mayow Park.

EPC: | Council Tax Band: C



Floorplan

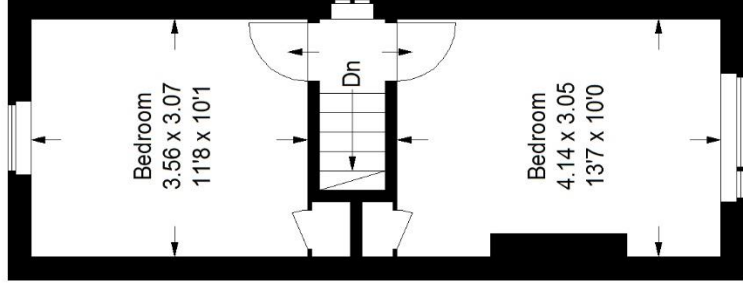
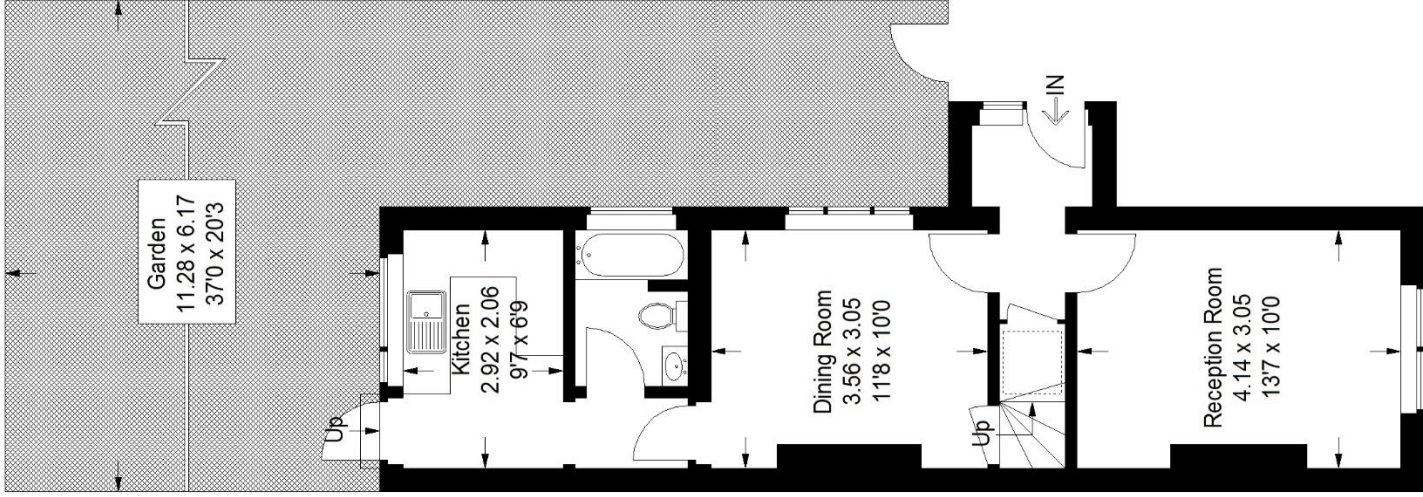
Alexandra Cottages, SE20

Approximate Gross Internal Area

Ground Floor = 41.5 sq m / 446 sq ft

First Floor = 27.0 sq m / 291 sq ft

Total = 68.5 sq m / 737 sq ft



Ground Floor

First Floor

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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		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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