



Knighton Park Road SE26
£775,000

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In general

- Beautifully presented Victorian home
- 2 Receptions
- Kitchen/dining room with picture window
- 3 Double bedrooms
- Arranged over 3 floors
- Potential to extend (STP)
- Landscaped garden
- Residential road
- Excellent transport links
- Several parks nearby

In detail

An attractive three double bedroom Victorian home, conveniently located for access to several green open spaces, shopping facilities along the high street and excellent transport links.

Enjoying a wealth of period features and offering 1,348 sq ft of beautifully presented accommodation over three floors, this charming home benefits from good living and entertaining space.

Comprising two receptions, a light and bright kitchen/dining/family room with a bay window to the rear which beautifully captures the landscaped gardens and ever changing seasonal view. Upstairs are three double bedrooms and a large shower room.

Knighton Park Road is a particularly pretty residential tree lined road, close to Sydenham Overground and Lower Sydenham with services to London Bridge and Charing Cross.

Also, enviably close by are including Crystal Palace Park and Alexandra Recreation ground, numerous coffee shops, restaurants and pubs and superb shopping facilities nearby including Bell Green retail park.



Floorplan

Knighton Park Road, SE26

Approximate Gross Internal Area

Ground Floor = 62.8 sq m / 676 sq ft

First Floor = 62.4 sq m / 672 sq ft

Total = 125.2 sq m / 1348 sq ft



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 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		
55-68	D	59 D	62 D
39-54	E		
21-38	F		
1-20	G		

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