



Ormanton Road SE26  
Guide Price £500,000 to £525,000

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# In general

- No through road
- Large open plan living space
- Two double bedrooms
- Contemporary kitchen
- Stylish bathroom
- Private south west facing garden
- Excellent transport links

# In detail

A characterful, spacious, light, family home located moments from Wells Park (Green Flag Award Winner), excellent transport links and a wealth of amenities along the high street.

Located on a quiet cul de sac, this charming house offers perfectly balanced accommodation, spacious feel, an abundance of storage and sizeable rooms, which are all attractive trademarks of homes of this era.

The property has benefited from some internal renovations resulting in a superb open plan living space, perfect for those who enjoy entertaining, a contemporary kitchen, ground floor WC, two double bedrooms, a stylish bathroom and a south west facing rear garden providing a perfect tranquil retreat.

There is also plenty of off street parking to the front for residents use.

Ormanton Road is a much sought after residential location, ideal for the local amenities of the Crystal Palace Triangle boasting an array of bars and eateries, also ease for access to Sydenham Overground and Sydenham Hill station offering access into London Victoria.

The area offers several parks including Crystal Palace park and leisure facilities, numerous allotments, a good selection of restaurants, coffee shops, various supermarkets and gyms.

EPC: C | Council Tax Band: C



# Floorplan

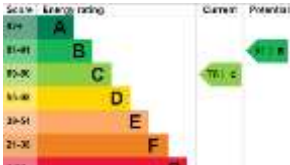
## Ormanton Road SE26

Approximate Gross Internal Area  
Ground Floor = 41.5 sq m / 447 sq ft  
First Floor = 36.9 sq m / 397 sq ft  
Total = 78.4 sq m / 844 sq ft



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