



Pytchley Crescent SE19  
£975,000

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# In general

- 1863 sq ft / 173.1 sq m
- Detached house
- 19ft kitchen / diner
- Downstairs shower room
- Off street parking and garage
- Mature, sunny rear garden
- Popular residential road

# In detail

A fabulously light, bright and completely upgraded four double bedroom detached house positioned on a sought after, quiet residential road.

Well positioned for local open green spaces including the Recreation Ground and within easy reach of the wealth of shops and leisure facilities in Crystal Palace. The house is close to a number of Ofsted rated 'outstanding' and 'good' primary and secondary schools.

This spacious property has been remodelled and extended beyond the original design to offer a contemporary and well designed space that caters for entertaining and the requirements of today's modern family.

Noteworthy points include a large modern open-plan kitchen / diner with quartz surfaces, integrated appliances, an island and bi-fold doors to the garden. There is a utility and downstairs shower room and a bonus loft room. There is ample storage throughout.

The rear garden offers a maturely planted sunny retreat with fruit trees, a covered seating area, patio and a south-westerly aspect





# Floorplan

## Pytchley Crescent, SE19

Approximate Gross Internal Area

Ground Floor (Excluding Store) = 79.6 sq m / 857 sq ft

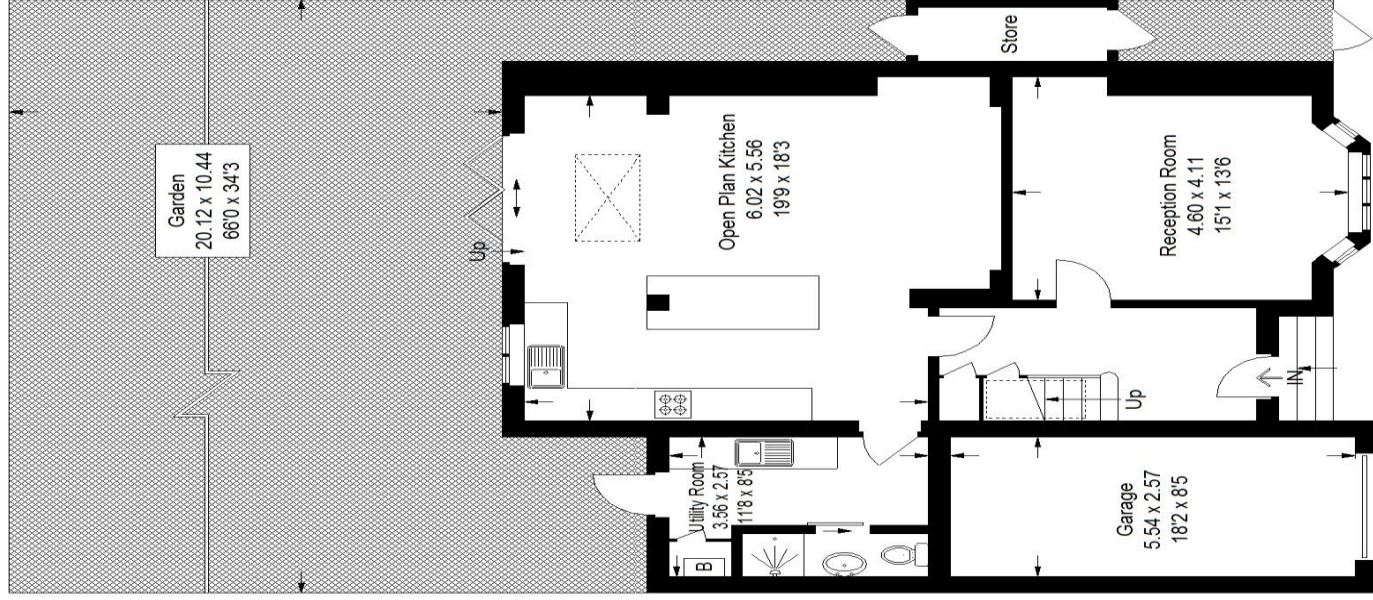
First Floor = 70.1 sq m / 755 sq ft

Top Floor (Excluding Eaves)

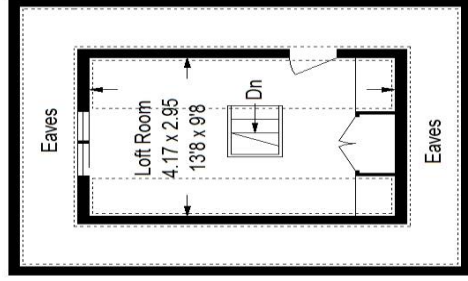
12.4 sq m / 133 sq ft

Garage = 14.6 sq m / 157 sq ft

Total = 176.7 sq m / 1902 sq ft



Ground Floor



Top Floor



First Floor

 = Reduced headroom below 1.5 m / 50'

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