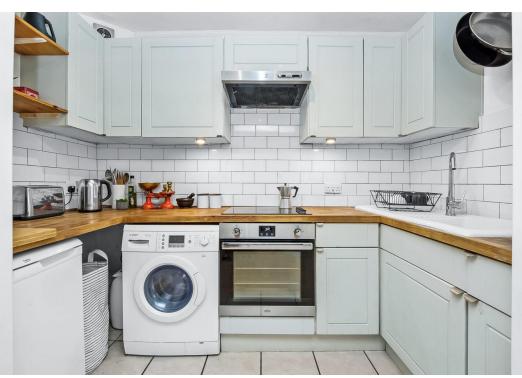


Thicket Road SE20 OIEO £375,000

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#### In general

- A share of the freehold
- No onward chain
- Fresh decor
- Private terrace
- Popular location
- Ground floor
- 19ft reception room

### In detail

A stylishly presented one bedroom ground floor garden flat positioned on a popular leafy road, moments from Crystal Palace Park and available to sale with no onward chain.

This fresh and inviting space forms part of an attractive brick-fronted Victorian build and could make an ideal first purchase for those seeking an immediately enjoyable new home.

The generous living space benefits from a light and bright bay window and a characterful feature fireplace, whilst a partially open-plan kitchen works well when entertaining.

The bedroom includes fitted wardrobe storage and is a calm and relaxing retreat at the rear of the building, with direct access to the garden. French doors lead to a private covered terrace which can be enjoyed year round. also a large communal garden beyond.

Thicket Road enjoys access to a wealth of transport options including Anerley, Penge East / West and Crystal Palace stations, also plenty of shopping and leisure facilities at the Crystal Palace Triangle and High Street.

EPC: TBC | Council Tax Band B | Lease: 109 years remaining | SC: £225 quarterly paid | GR: Included in service charge | BI: Included in service charge





















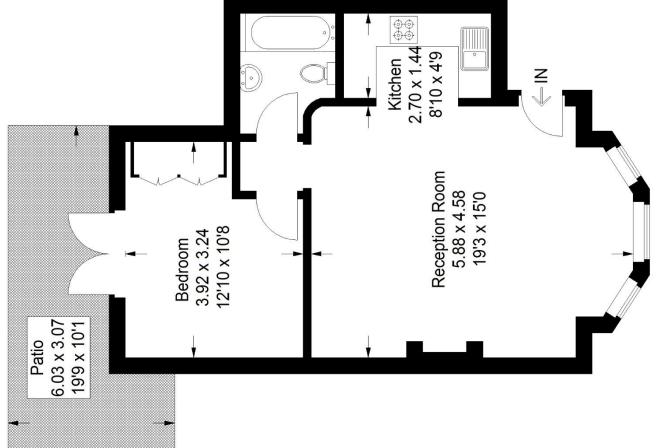


## Floorplan

# Thicket Road, SE20

Approximate Gross Internal Area 47.7 sq m / 513 sq ft





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### **Lower Ground Floor**

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all dimensions, shapes and compass bearings before making These plans are for representation purposes only as defined Windows and door openings are approximate. Please check by RICS - Code of Measuring Practice. Not drawn to Scale. any decisions reliant upon them.