



Fox Hill Gardens SE19  
£1,250,000

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# In general

- Attractive semi-detached house
- Four double bedrooms
- Secluded, leafy location
- En suite to master
- Mature rear garden
- Sought after location
- Characterful features

# In detail

An impressive four bedroom, two bathroom Victorian semi-detached house forming part of small, leafy cul de sac centrally positioned just off Fox Hill.

This characterful accommodation has been upgraded and improved by the current owners and offers a well proportioned long-term family house in a secluded location, surrounded by lush greenery.

Features include two separate reception rooms, high ceilings and coving, four double bedrooms (with en suite to master), family bathroom and separate wc, a spacious landing which provides for a home working / reading area, a pleasant rear outlook, and a kitchen / diner with plenty of work and storage space.

The rear garden is bursting with mature planting and boasts a south-easterly aspect to make the most of sunny days.

This location is well served by Crystal Palace rail links and nearby bus routes, also ease of access to parkland and a multitude of independent shopping and leisure options at the centre of town.

EPC: F



# Floorplan

## Fox Hill Gardens SE19

Approximate Gross Internal Area

Ground Floor = 69.4 sq m / 747 sq ft

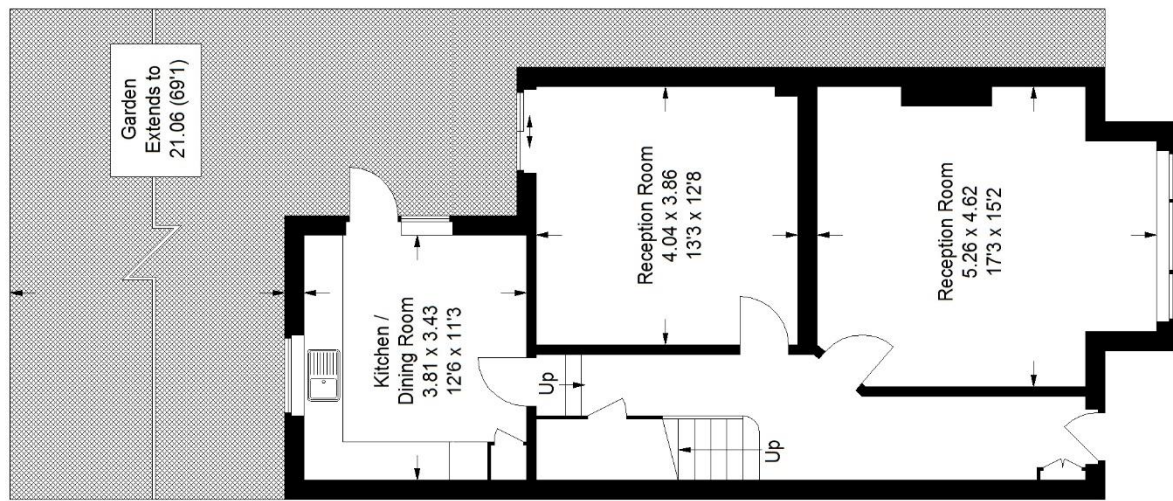
First Floor = 65.5 sq m / 705 sq ft

Second Floor = 38.4 sq m / 413 sq ft

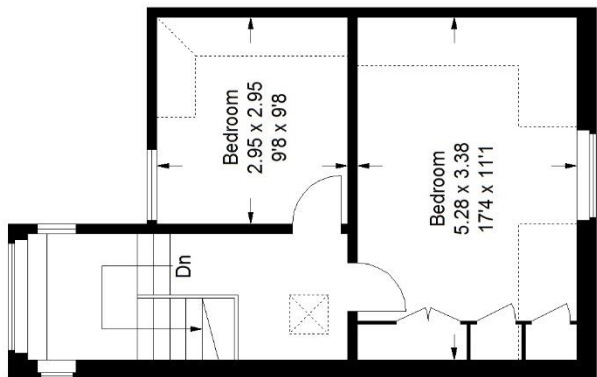
Total = 173.3 sq m / 1865 sq ft



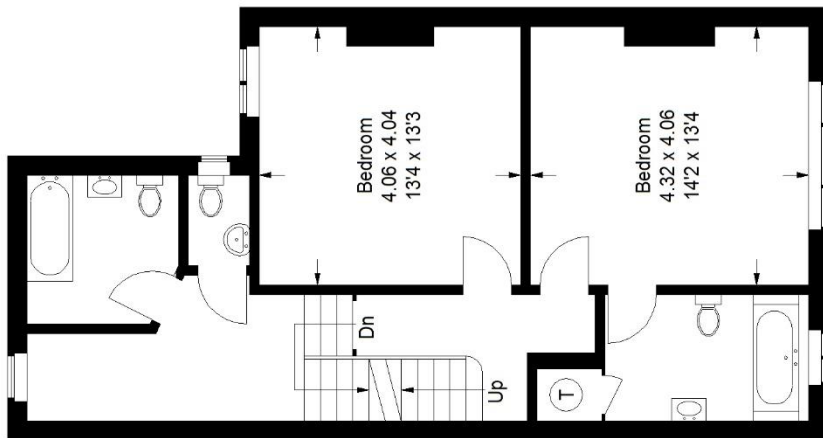
 = Reduced headroom  
below 1.5 m / 5'0"



## Second Floor



## First Floor



## Ground 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	76
	34

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