



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



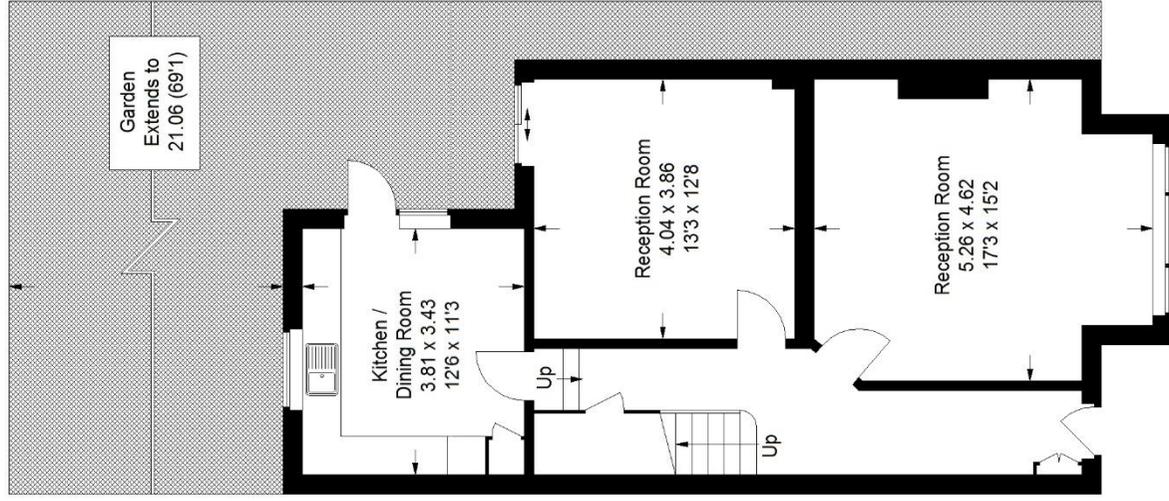
Floorplan

Fox Hill Gardens SE19

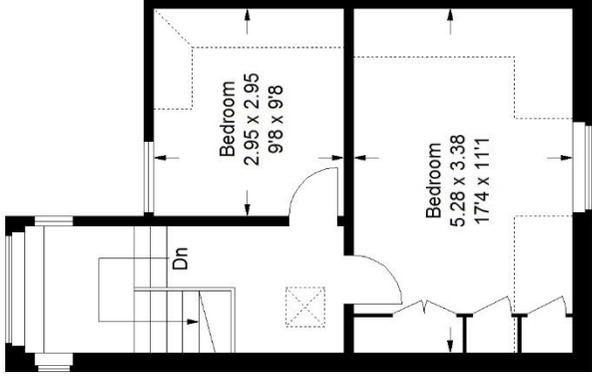
Approximate Gross Internal Area
 Ground Floor = 69.4 sq m / 747 sq ft
 First Floor = 66.5 sq m / 705 sq ft
 Second Floor = 38.4 sq m / 413 sq ft
 Total = 173.3 sq m / 1865 sq ft



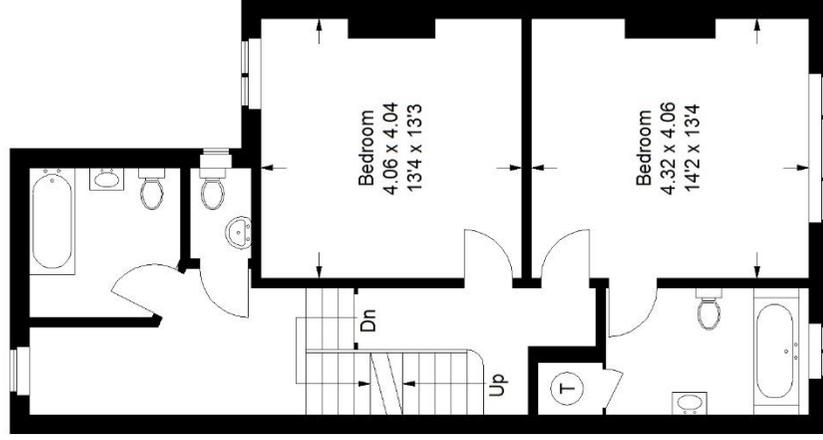
 = Reduced headroom
 below 1.5 m / 50



Ground Floor



Second Floor



First Floor

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

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