



Knighton Park Road, SE26  
£900,000

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# In general

- Substantial natural four bedroom house
- Semi Detached
- Sought after residential road
- Grand proportions throughout
- Through reception
- Kitchen / Breakfast room
- Garden Studio / Summer House
- Excellent transport links

# In detail

A characterful and inviting, semi detached Victorian home, located on a highly sought after residential road close to several green open spaces, shopping facilities along the high street and transport links.

Offering 1,693 sq. ft of accommodation over three floors, this natural four bedroom house enjoys grand proportions in all principle rooms, comfortably meeting the requirements of a modern family.

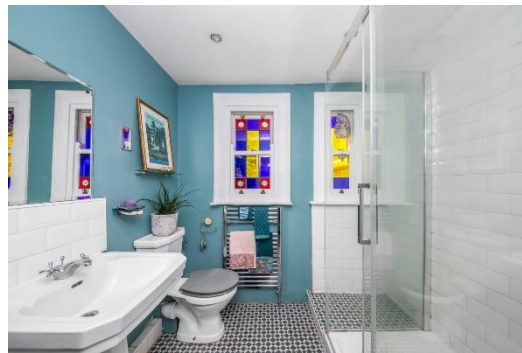
The ground floor benefits from superb living and entertaining space comprising; a reception of 29'7 ft with wonderfully high ceilings, large bay window and original cornicing and a kitchen / breakfast room which is an equally impressive size of 21ft, with potential to extend into the side return (STPP).

The upper floors provide a contemporary shower room, four double bedrooms, of which the Master bedroom has plumbing in situ for an incoming purchaser to install an ensuite bathroom.

There is also a mature and well established rear garden stocked with plants, and a superb Summer House / Garden Studio of 21'8 ft.

Knighton Park Road is an attractive tree lined road, enjoying excellent transport links including Sydenham Overground and Lower Sydenham with services to London Bridge, close proximity to green open spaces including Crystal Palace Park and Alexandra Recreation ground, as well as numerous coffee shops, restaurants and pubs and a wealth of shopping facilities nearby including Bell Green retail park.

EPC: C | Council Tax Band E



# Floorplan

**Knighton Park Road, SE26**

**Approximate Gross Internal Area  
(Excluding Summer House / Outside Store)**

**Ground Floor = 67.6 sq m / 728 sq ft**

**First Floor = 69.2 sq m / 745 sq ft**

**Second Floor = 20.5 sq m / 221 sq ft**

**Total = 157.3 sq m / 1693 sq ft**

 = Reduced Headroom Below 1.5 M / 5'0"



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71   C	83   B

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