



Cottingham Road SE20  
£775,000

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# In general

- Upgraded and extended period home
- Stunning kitchen / dining / reception room
- 4 Bedrooms
- 2 Bathrooms and Ensuite
- Herringbone flooring
- Underfloor heating
- Beautifully landscaped rear garden
- Garden office / studio
- Excellent transport links
- Very close to Crystal Palace Park

# In detail

A stunning and beautifully presented four bedroom, period home, positioned close to a wealth of amenities, good local schools and great transport links.

By utilising a harmonious colour scheme and signature pieces, the owners have injected atmosphere and character into this property making a comfortable home for an incoming purchaser to immediately enjoy.

Offering an abundance of living space across the ground floor this fabulous home comprises a reception with a large bay window, herringbone flooring, a beautiful fireplace, a superb light filled kitchen / dining / reception room and provides a welcome retreat to lounge and entertain with natural light flooding through the Velux windows and sliding doors. Upstairs are three bedrooms and a family bathroom whilst the second floor benefits from a master bedroom wonderful roof top views and an ensuite.

To the rear is a beautifully landscaped north west facing garden, a tranquil space to wind down and take in the vast variety of established planting including an olive tree, banana tree and herbaceous borders. Further benefits include the invaluable garden office / studio for those working from home.

Cottingham Road is a pretty and residential street close to Penge East (London / Victoria) and Penge West Overground, Crystal Palace Park and a wealth of shopping facilities along the high street.

EPC: D



# Floorplan

## Cottingham Road SE20

Approximate Gross Internal Area

Ground Floor = 58.0 sq m / 624 sq ft

First Floor = 40.0 sq m / 431 sq ft

Second Floor (Excluding Eaves)= 22.6 sq m / 243 sq ft

Total (Excluding Outbuilding) = 120.6 sq m / 1298 sq ft  
(Including Outbuilding) = 130.0 sq m / 1399 sq ft



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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		68   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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