



Fox Hill SE19
£1,750,000

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In general

- Five bedroom semi-detached house
- 2346 sq ft / 218 sq m
- Exceptional condition throughout
- Lots of period features
- Contemporary kitchen / dining space
- Luxury en suite bathroom
- Off street parking + electric charger
- Highly sought after location

In detail

A completely upgraded and exceptionally well presented five bedroom Victorian semi-detached house on arguably the most highly regarded road in Crystal Palace.

This attractive brick-fronted property offers the perfect blend of contemporary architect-designed improvements and detailed period features which culminate in a warm, inviting and comfortable long-term opportunity.

The accommodation is arranged over three levels and totals 2346 sq ft/ 218 sq m, with excellent room proportions and five double bedrooms.

Many upgrades have taken place throughout, including plumbing and electrical installations which bring this house up to modern standards, although the current owners have had 29 years of enjoyment overall.

At the heart is a recently created extension by award winning architects Space Group. This zinc clad, light-filled addition is a visually stunning mix of glass and oak slats which provides a more functional kitchen / dining area overlooking the garden. The kitchen itself is a unique fusion of exposed oak plywood and dark grey units, with a brushed brass island and Smeg appliances. The theme of this space continues to a luxury en suite bathroom with hexagonal tiling, a double vanity, and brushed brass fittings - some features of which are replicated in two further high specification shower rooms.

Back on the entrance level there are two generous reception rooms which both have high ceilings, features, stripped wood flooring and open fires - the front with a large bay window and intricately detailed coving, and the rear with glass-surround door.

Other noteworthy points include replacement sash windows, under floor heating, a downstairs WC, clever fitted storage solutions, and a cellar / purpose built utility space.

The rear garden is a mature, sunny retreat with a southerly aspect and landscaped seating areas, including a pretty private courtyard to relax on summer days. Off street parking is also available at the front of the house and has the benefit of an electric charging point.

Fox Hill forms part of the popular conservation area nearby a wealth of shopping and leisure options at the Triangle. Also, proximity to both Gipsy Hill and Crystal Palace rail links.

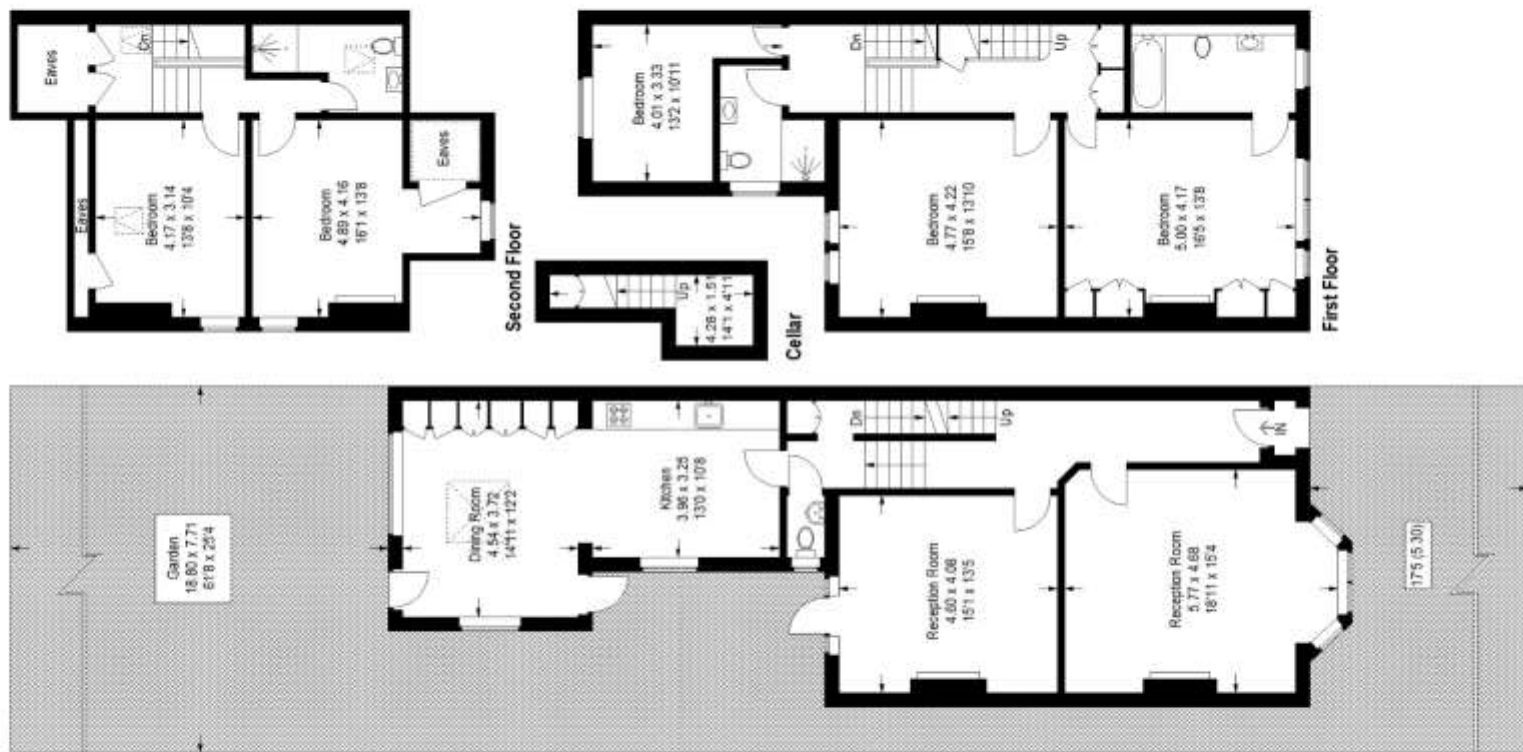
No onward chain.

EPC: E | Council Tax Band: F



Score	Energy rating	Current	Potential
32+	A		
25-31	B		
19-24	C		16.1 c
14-18	D		
9-13	E	10.1 e	
3-8	F		
1-2	G		

Approximate Gross Internal Area
Cellar = 4.3 sq m / 46 sq ft
Ground Floor = 95.6 sq m / 1029 sq ft
First Floor = 76.2 sq m / 820 sq ft
Second Floor (Excluding Eaves)
41.9 sq m / 451 sq ft
Total = 218.0 sq m / 2346 sq ft



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,
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