



Thicket Road, SE20  
Guide Price £370,000-£385,000

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# In general

- Attractive period conversion
- Private entrance
- Double doors to garden
- Sought after location
- Nearby multiple transport links
- Separate study room
- No onward chain

# In detail

A characterful one bedroom (plus study) period conversion positioned on a highly regarded road moments from Crystal Palace Park.

This chain-free property occupies the ground floor of an attractive Victorian building and is accessed via a private entrance, opening to a socially open-plan kitchen / living space which offers a warm and cosy feel with a functioning fireplace. There is a separate WC, a study room (perfect for home working), and plenty of work and storage space in the kitchen. Externally there are double doors to a private section of a large mature communal rear garden.

Thicket Road is ideally located for 200 acres of parkland, the transport links of Penge East / West, Anerley, and Crystal Palace overground stations. The many amenities, boutique shops and restaurants of the Triangle are also a short stroll away.

EPC: D | Council Tax Band: C | Lease: 954 years remaining | SC: As & When | GR: N/A | BI: £239.20

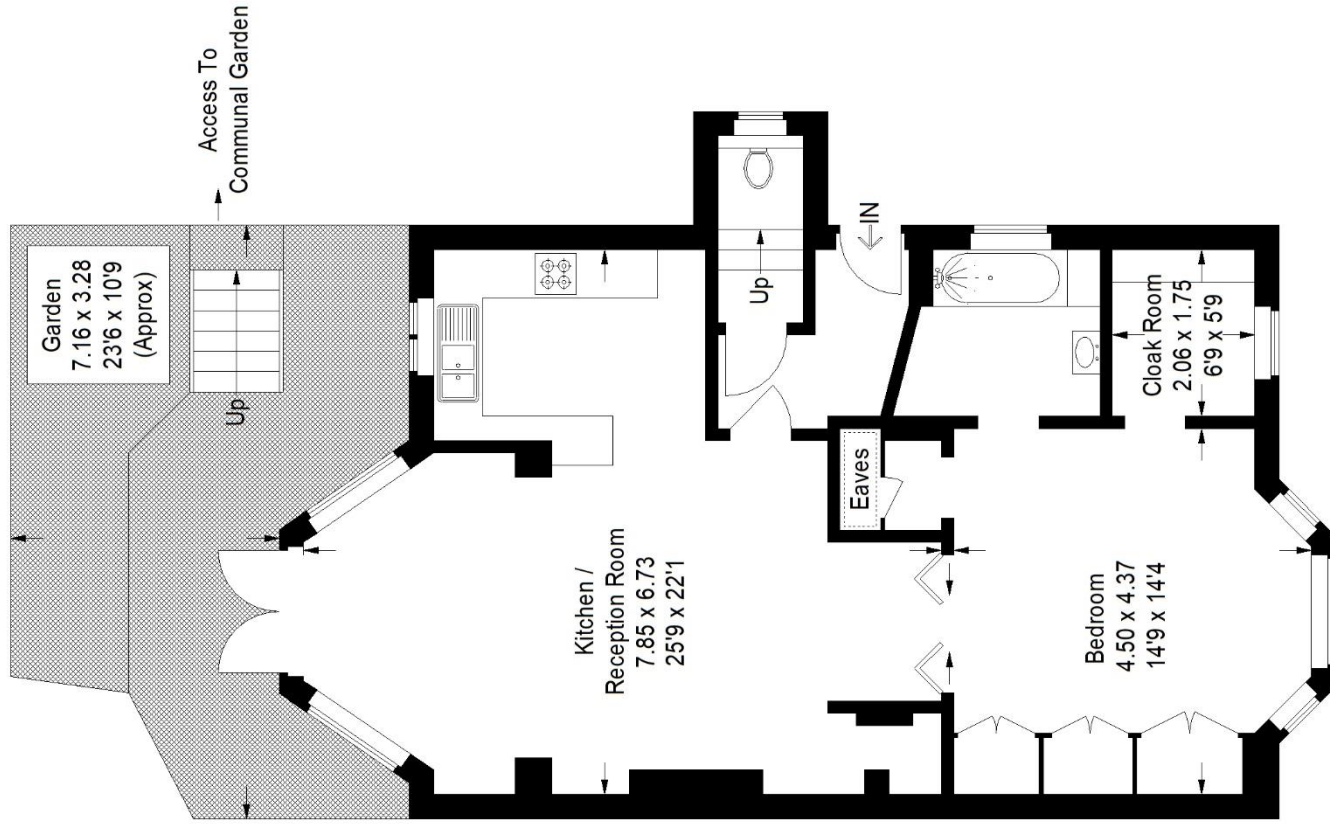


# Floorplan

## Thicket Road, SE20

Approximate Gross Internal Area  
(Excluding Eaves)

75.1 sq m / 808 sq ft



### Lower 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    | 78 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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