



Auckland Close, SE19
£625,000

0208 702 9333
pedderproperty.com

pedder



In general

- Three bedroom semi-detached house
- Garage and off street parking
- No onward chain
- Quiet cul de sac
- Solid wood flooring
- Conservatory
- Popular residential location

In detail

A three bedroom semi-detached house set within a small quiet cul de sac in Crystal Palace and available for sale with no onward chain.

This property presents a fantastic long-term opportunity for those seeking a blank canvas to personalise and adapt to suit. The accommodation is arranged over two levels and comprises of a well proportioned kitchen with plenty of work and storage space and a reception room with solid wood chevron flooring, also a light and bright conservatory that extends the living space on the ground floor. Upstairs there are three bedrooms (one with fitted wardrobes) and a bathroom. Externally the garden extends to 51ft and benefits from a sunny southerly aspect and side access - a space that is waiting to be transformed and could be great for those with green fingers. Further points to note include a detached garage which could make an ideal work shop or home office, and off street parking.

This house benefits from a thriving community with an array of amenities nearby. Explore the eclectic shops, charming cafes, and bustling markets that define this vibrant neighbourhood. With excellent transport links, including rail and bus services, commuting to central London and beyond is convenient and efficient. If schools are a consideration then Cypress Primary, All Saints CofE, and Harris Academy are all within proximity.

While this property could be upgraded to fulfil its full potential, it offers an option to create a bespoke living space tailored to individual tastes and preferences.

EPC: D | Council Tax Band: E



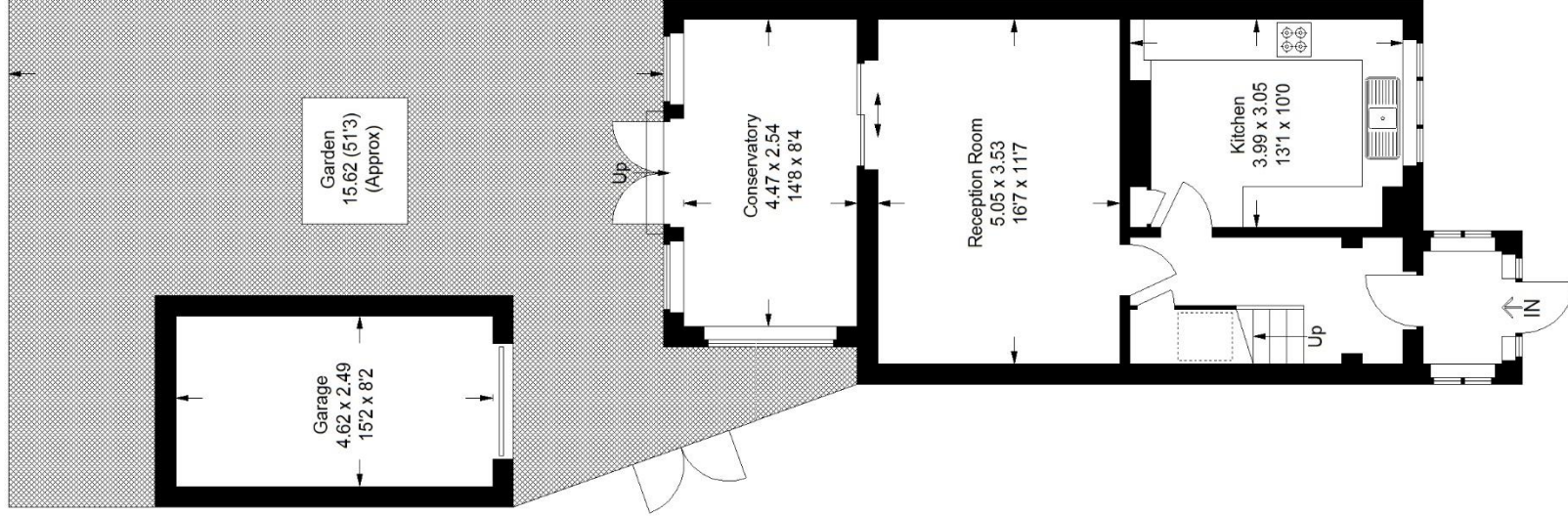
Floorplan

Auckland Close, SE19

Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft

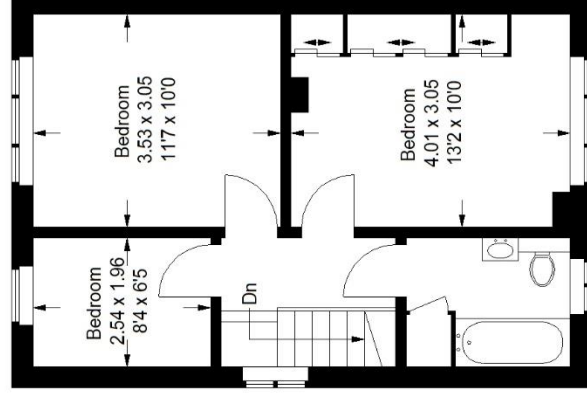
Garage = 11.8 sq m / 127 sq ft

Total = 105.3 sq m / 1133 sq ft



Ground Floor

= Reduced Headroom Below 1.5 M / 5'0



First Floor

Copyright www.pedderproperty.com © 2024

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	60 D	66 B
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord