



Crampton Road, SE20
OIEO £690,000

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In general

- Beautiful Victorian house
- Through reception with original wooden flooring
- Shaker style kitchen with snug and underfloor heating
- Recently renovated
- Three double bedrooms
- South east facing garden
- Permit parking
- Excellent transport links
- Very close to Crystal Palace Park
- Chain free

In detail

The house is situated amongst a row of attractive Victorian terraced homes, moments from the green open spaces of Crystal Palace Park, excellent transport links including Penge East and Penge West rail, and a wealth of amenities along the high street.

The soft blush pink front door, original London stock façade and plantation shutters make for a very warm and inviting introduction to this attractive Victorian home .

Having benefitted from carefully considered renovation and redesign, the property now offers a wonderfully bright and comfortable home for an incoming purchaser to immediately enjoy.

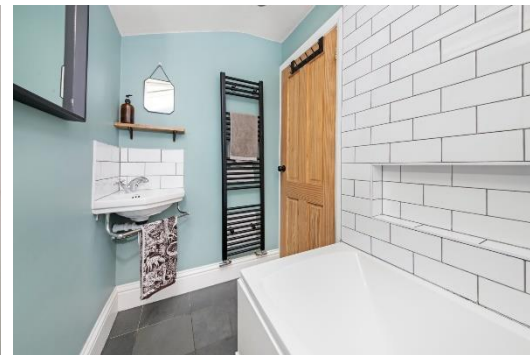
Providing well balanced accommodation over two floors, The ground floor comprises a through lounge with original wood flooring, bespoke alcove shelving and a bay window to the front, flooding the interior with plenty of natural light, whilst the bi-fold doors to the rear also allow easy access into the gardens. A shaker style kitchen with chunky wooden work surfaces and butlers sink. There is also a downstairs toilet.

Upstairs are three double bedrooms and a family bathroom, there is also a sizeable loft with significant storage, and potential for extension upstairs and downstairs STPP.

To the rear is an attractive south east facing garden providing a lovely large lawn area, a brick laid patio perfect for alfresco dining or simply whiling the day away with a good book.

The property is located on a quiet, residential street very close to Penge East (20 minutes to central London) and Penge West train stations, the lovely Crystal Palace Park is less than 5 minutes' walk and home to a fantastic 'borough market-style' farmers market every Sunday, an excellent café and sports centre. Penge also has a lively high street, several lovely cafés, a craft beer scene and several excellent local pubs all really close by.

EPC: D | Council Tax Band: D



Floorplan

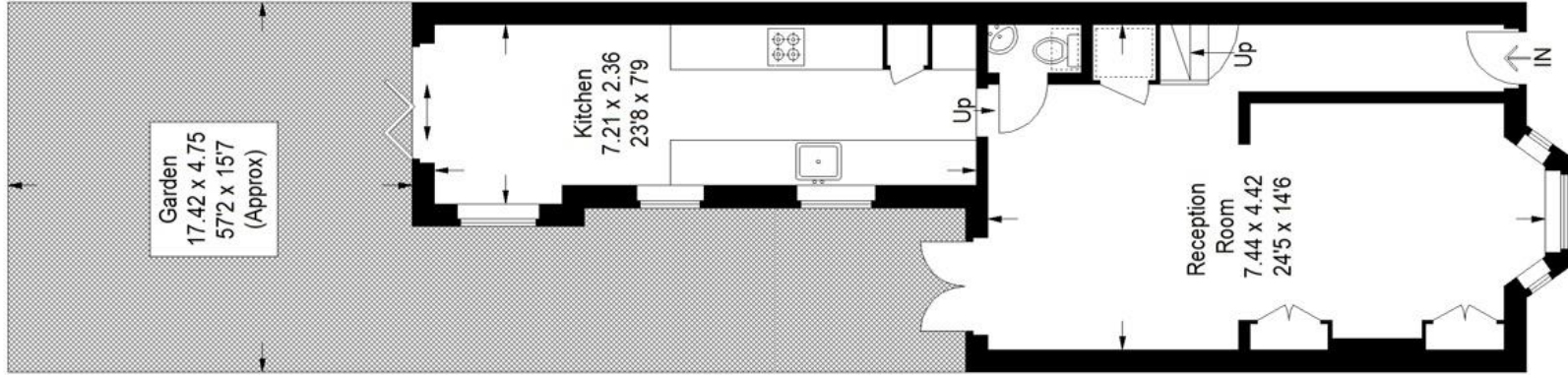
Crampton Road, SE20

Approximate Gross Internal Area

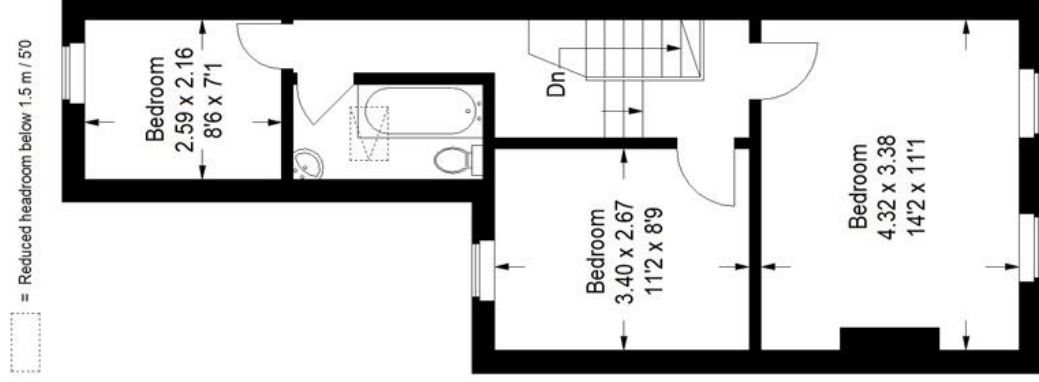
Ground Floor = 48.0 sq m / 517 sq ft

First Floor = 41.4 sq m / 446 sq ft

Total = 89.4 sq m / 963 sq ft



Ground Floor



First 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		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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