



Oak Grove Road, SE20
Guide £550,000 - £575,000

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In general

- Semi-detached cottage
- Three bedrooms
- Unusually large south facing garden
- Kitchen / Diner
- Driveway parking for three cars
- Nearby multiple transport links

In detail

A fresh and inviting three bedroom semi-detached cottage positioned on a quiet residential road nearby a wealth of transport links and amenities.

Upon entering, you are greeted by a brand new composite front door inviting you into the warm and welcoming ambiance that resonates throughout the entire home. The cosy living room features solid wood flooring and a double aspect which floods the space with natural light, creating an airy and inviting atmosphere. Bespoke shutters and blinds have been installed throughout the cottage.

The property boasts a well-appointed kitchen / diner, with recently installed new boiler and dishwasher, that seamlessly blends modern functionality with classic design elements. Ample cabinetry provides abundant storage space, and the wooden countertops offer plenty of room for meal preparation. Whether you're an aspiring chef or a casual cook, this kitchen is sure to meet your culinary needs - particularly if you enjoy entertaining.

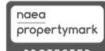
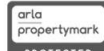
The remaining accommodation comprises of three well proportioned bedrooms, each offering a peaceful retreat. The master bedroom, with its tranquil ambiance and double aspect, provides a comfortable haven to unwind and relax. The remaining bedrooms are perfect for accommodating family members or guests, with plenty of room for personalisation. There is also a modern bathroom, complete with tasteful fixtures and a bathtub/shower combination and large, newly insulated loft space which is easily accessed by a pull down ladder.

Outside, a wide private garden awaits, offering the ideal setting for outdoor entertainment, gardening, or simply enjoying the fresh air. Imagine savouring a morning cup of coffee or hosting a barbecue with loved ones in this idyllic and unusually large sunny space. There is also driveway parking for three cars.

Situated in the highly desirable SE20 area, this location is within close proximity to a host of amenities. The vibrant local community offers an array of shops, restaurants, cafes, and pubs to explore, ensuring all your daily needs are met. Commuting is a breeze, with multiple transport links at Birkbeck, Anerley, and both Penge East / West rail stations offering ease of access to all main London stations.

If schools are important, then ofsted excellent schools in the local area, whilst green open spaces are widely available at Betts Park, Cator Park, and 200 acres of Crystal Palace Park.

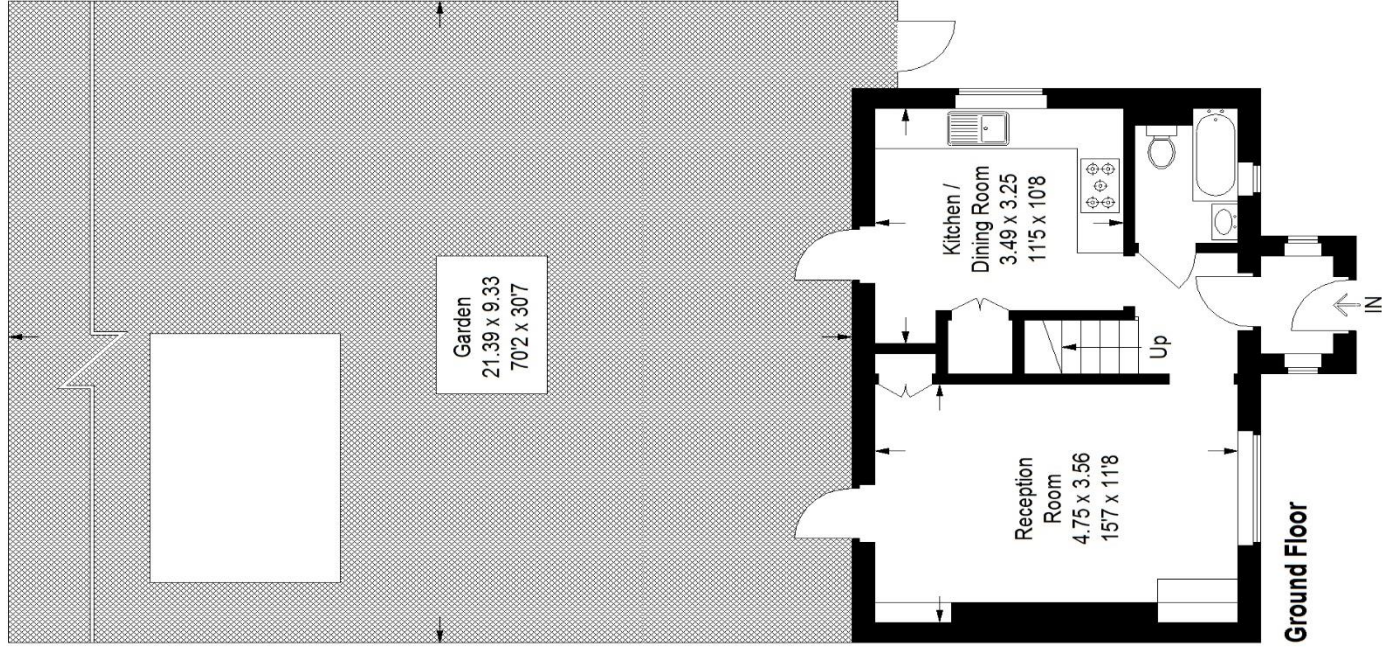
EPC: D | Council Tax Band: C



Floorplan

Oak Grove Road, SE20

Approximate Gross Internal Area
 Ground Floor = 38.5 sq m / 414 sq ft
 First Floor = 36.9 sq m / 397 sq ft
 Total = 75.4 sq m / 811 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		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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