



Thicket Road, SE20  
£450,000

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# In general

- Hall floor period conversion
- Two bedrooms
- A share of the freehold
- Directly opposite Crystal Palace Park
- Brimming with period features
- Large reception room with bi-fold doors
- Original wooden shutters
- Convenient for multiple transport links

# In detail

A light and bright two bedroom hall floor period conversion brimming with characterful features and positioned directly opposite Crystal Palace Park.

This raised ground floor property forms part of a brick-fronted Victorian building which is conveniently placed for multiple transport links and amenities. One of the most impressive aspects is a 16ft 8 reception room with high ceilings, ornate coving, and a feature fireplace. The space benefits from a south-easterly aspect and has been recently upgraded to include bi-fold doors which overlook lush greenery - perfect for enjoying fresh air in summer months. Other notable points include a separate kitchen with solid wood surfaces, a fully tiled walk-in shower room, and a sizeable main bedroom with a large sash window, and original wooden shutters. Externally there is a generous communal rear garden surrounded by mature trees and a redeveloped decked area to the side. This property also enjoys the use of a large storage cupboard (perfect for bikes) and a share of the freehold.

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: 963 years remaining | SC: £73pm | GR: N/A | BI: Incl in SC

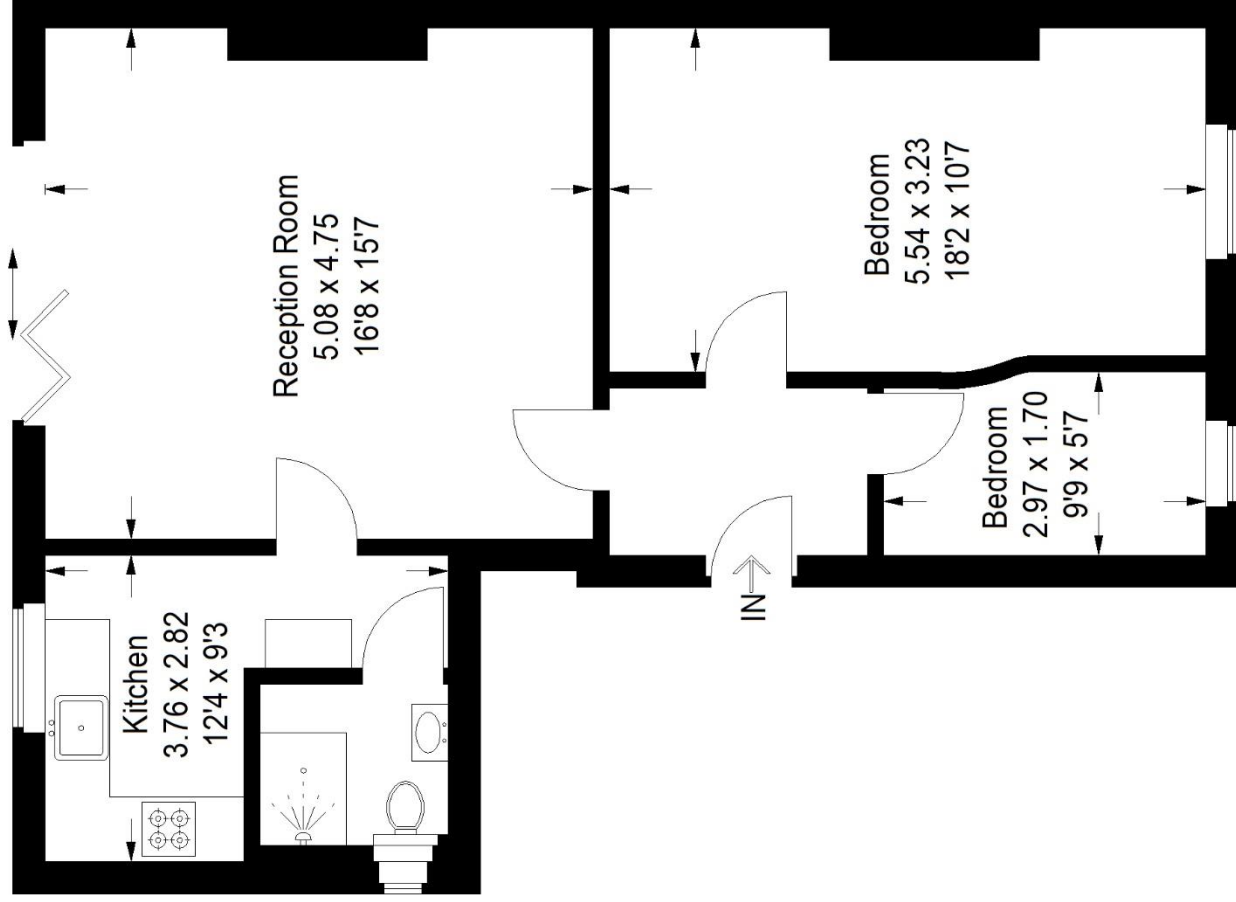


# Floorplan

**Thicket Road, SE20**

**Approximate Gross Internal Area**

**64.1 sq m / 689 sq ft**



## Raised 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		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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