



Woodland Road, SE19
OIEO £650,000

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In general

- Semi-detached cottage
- No onward chain
- Central location
- Bonus room / study
- 21ft kitchen / diner
- Period features throughout

In detail

A characterful two bedroom Victorian cottage positioned on a prime road in central Crystal Palace and available for sale with no onward chain.

This semi-detached property is brimming with period features including fireplaces, a solid fuel burner, exposed brick feature wall, and stripped wood flooring - exuding warm and inviting accommodation, and providing a homely feel throughout. The kitchen has been extended beyond the original built to offer a 21ft cooking and dining space with two large skylights, perfect for culinary enthusiasts or entertaining. The remainder of the entrance level includes two reception rooms which both have tiled flooring, the second with a door to outside. Upstairs there are two double bedrooms and a bathroom, whilst the top floor houses a bonus room / study with a separate WC - a great option for home working. Externally the cottage garden is an oasis of tranquillity, surrounded by lush greenery and providing a private outdoor space to unwind or host summer gatherings.

Woodland Road offers excellent transport links, with both Gipsy Hill and Crystal Palace stations just a short walk away. London's bustling city centre is also easily accessible, making the daily commute or weekend adventures a breeze. If schools are a consideration then highly regarded Paxton and Kingswood primaries are within proximity, also an abundance of amenities, including trendy cafes, quaint shops, and Crystal Palace Park.

Crystal Palace is renowned for its tight-knit community spirit, ensuring you'll be surrounded by friendly neighbours and a welcoming atmosphere.

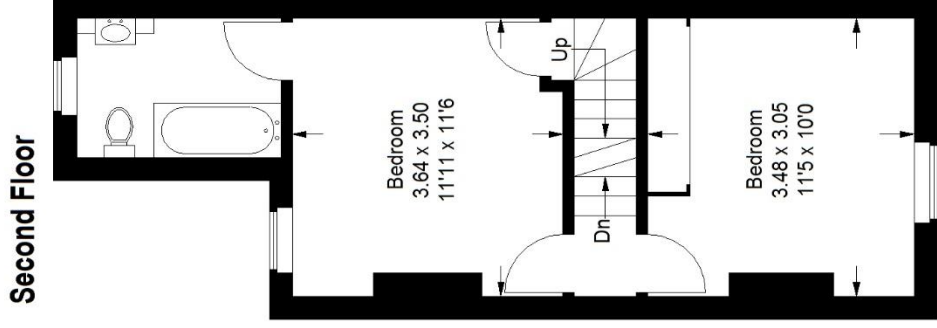
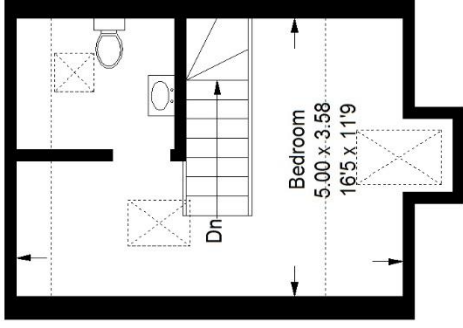
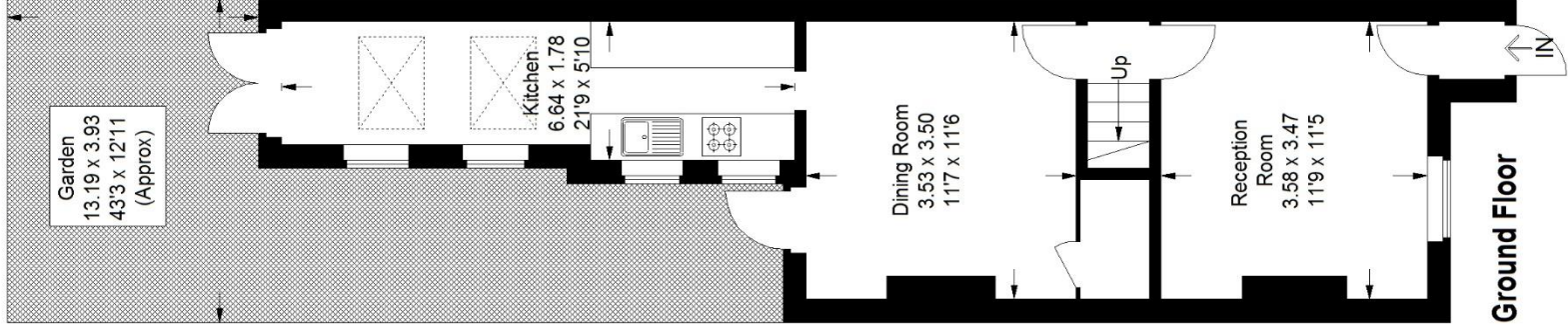
EPC: E | Council Tax Band: E



Floorplan

Woodland Road, SE19

Approximate Gross Internal Area
 Ground Floor = 41.6 sq m / 448 sq ft
 First Floor = 34.0 sq m / 366 sq ft
 Second Floor = 18.6 sq m / 200 sq ft
 Total = 94.2 sq m / 1014 sq ft



= Reduced headroom below 1.5 m / 5'0"

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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