



Waldegrave Road, SE19  
Guide Price £800,000-£850,000

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# In general

- Four bedroom house
- Separate shower room
- Landscaped rear garden
- Two reception rooms
- Central location
- Close to station and Crystal Palace Park
- Well maintained throughout

# In detail

A rarely available four bedroom, two bathroom 1930's house positioned on a highly desirable road in central Crystal Palace.

This neat and neutrally decorated property is arranged over three levels and has been exceptionally well maintained and improved by the current owners to offer a warm, comfortable, and immediately enjoyable home. The entrance level comprises of two separate reception rooms, one with a sunny bay window, and the other with contemporary bi-fold doors to outside. A generous separate kitchen boasts plenty of work and storage space, granite surfaces, and a skylight. Upstairs there are three bedrooms and a family bathroom, whilst the top floor houses an impressive 17ft main suite with an abundance of eaves storage and a separate slate-tiled shower room with a large walk-in shower. Externally there is a professionally landscaped rear garden which has been tiered to create two sandstone tiled seating areas. This low maintenance private oasis is perfect for pleasant summer days and can be enjoyed into the evening with installed lighting.

Waldegrave Road is accessed via Belvedere Road and is very well placed for Crystal Palace rail links, 200 acres of parkland, and the vibrant Triangle at the centre of town. On a street known for longevity, this property provides a long-term opportunity for a young or growing family seeking a quality new home in a community-orientated setting.

EPC: C | Council Tax Band: D



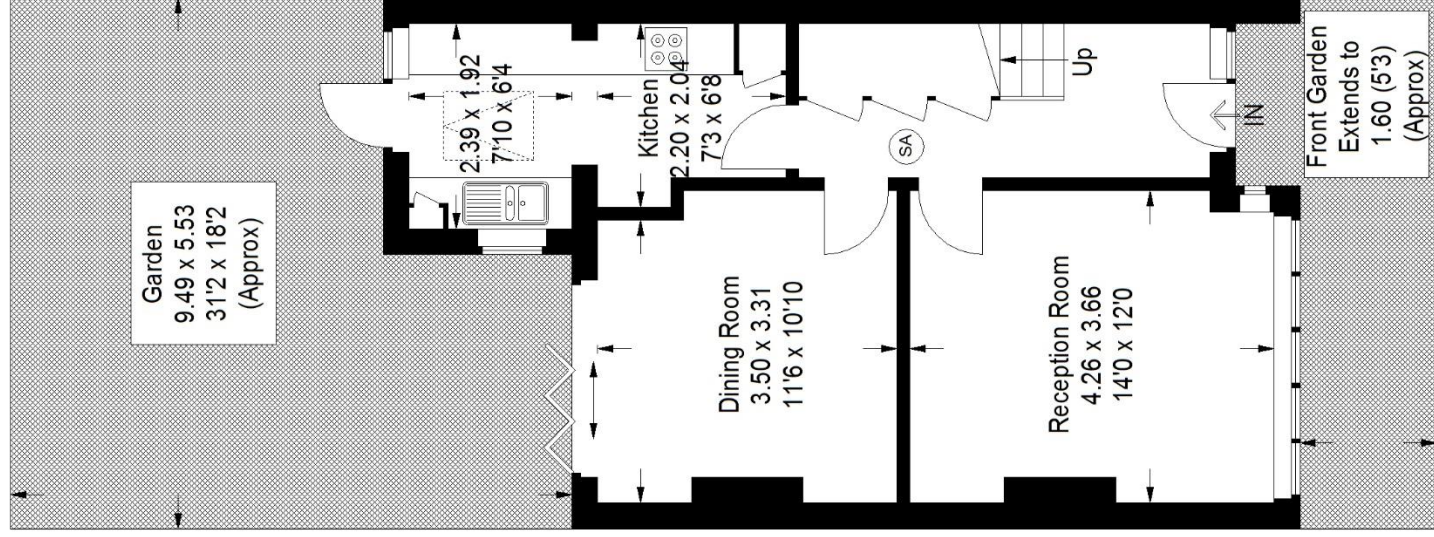
# Floorplan

## Waldegrave Road, SE19

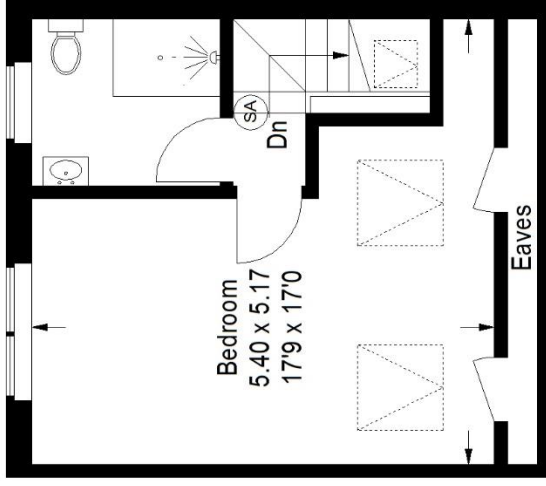
Approximate Gross Internal Area  
**Ground Floor = 48.7 sq m / 524 sq ft**  
**First Floor = 41.2 sq m / 443 sq ft**  
**Second Floor (Excluding Eaves) = 28.1 sq m / 302 sq ft**  
**Total = 118.0 sq m / 1270 sq ft**



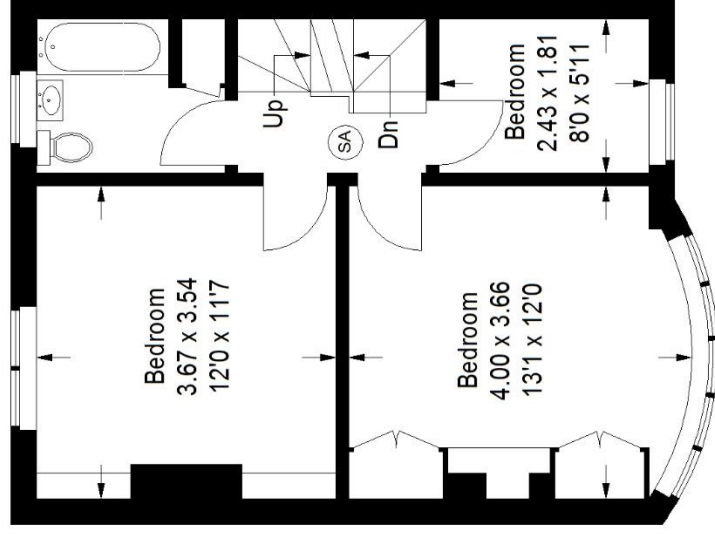
(SA) = Smoke Alarm



**Ground Floor**



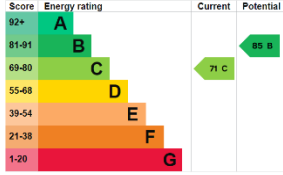
**Second Floor**



**First Floor**

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