



Felmingham Road, SE20
Guide Price £350,000- £375,000

0208 702 9333
pedderproperty.com

pedder



In general

- Direct access to garden
- Separate dining room
- Well placed for transport links
- Attic storage space
- Quiet residential road
- Long lease
- Private entrance

In detail

A light and bright first floor two/three bedroom maisonette positioned on a quiet road nearby multiple transport links.

This well proportioned period property is accessed via a private entrance and totals 798 sq ft 74.1 sq m of neutrally decorated space with exposed brick features, adding a sense of warmth and character. The living space includes both a front reception room and a separate dining / breakfast room which is a rarity and perfect for entertaining - just off of the kitchen. There are options for remodelling this space to the adjoining living area to expand to 26ft if desired. Further notable points include two double bedrooms and a third study room, access to a sizeable attic for storage, a long lease, and double glazing throughout. Externally there is direct access to a shared garden with a sunny south easterly aspect - ideal for lazy afternoons on summer days.

This convenient residential location is primarily served by Birkbeck and Elmers End rail links with trains to Beckenham Junction and London Bridge, also a tram to East Croydon which is perfect for access to Gatwick airport. Various amenities include a number of handy shops and eateries at the nearby parade, as well as proximity to Crystal Palace and parkland. If schools are a consideration then the highly regarded Stewart Fleming primary is also close by.

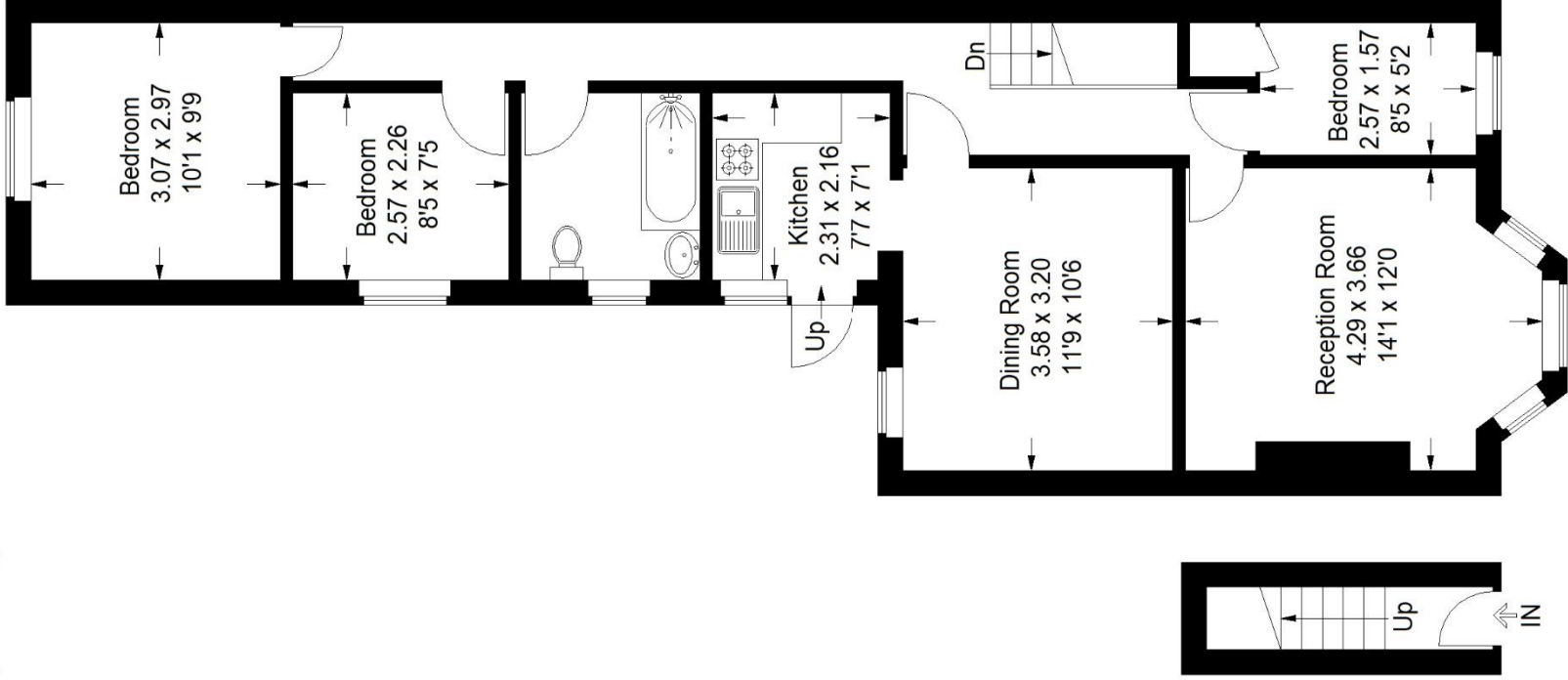
EPC: C | Council Tax Band C | Lease: 151 years remaining | SC: £0 | GR: £300 | BI: £260.34



Floorplan

Felmingham Road, SE20

Approximate Gross Internal Area
74.1 sq m / 798 sq ft



Ground Floor
First Floor

Copyright www.pedderproperty.com © 2024

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	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.