



Trenholme Road, SE20
Guide Price £750,000-£775,000

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In general

- Three double bedrooms
- Spacious kitchen / diner
- A wealth of period features
- Quiet cul-de sac
- Beautifully cultivated rear garden
- Convenient location

In detail

A beautifully finished three double bedroom Victorian house forming part of a small, quiet cul de sac nearby Crystal Palace Park and excellent transport links.

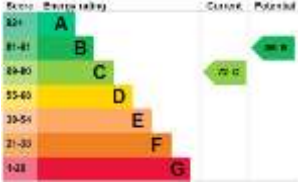
The property has been extended beyond the original build to offer a fantastic balance of living and sleeping space, including a sizeable modern kitchen / diner with large sky lights - perfect for those who enjoy cooking and entertaining. There are plenty of period features throughout such as stripped wood flooring, an ornate fireplace, and exposed brickwork, whilst upgrades encompass replacement double glazed sash windows, a ground floor WC, and a spacious attic conversion with lots of eaves storage. The accommodation is light-filled throughout and further complimented by fresh, neutral décor. Externally there is a sunny, cultivated mature 71 ft rear garden with bursts of colourful planting and both a patio and elevated decked seating area.

Trenholme Road is an exceptionally friendly road accessed just off of Anerley Park and is convenient for multiple rail options including Penge East and West, Anerley and Crystal Palace. There are shopping and leisure offerings in abundance at Anerley Parade, the Crystal Palace Triangle, and the High Street, whilst the park is moments away with 200 acres of green space and a weekly food market.

Sold with no onward chain, this attractive brick-fronted property should be seen to be appreciated.

EPC: C | Council Tax Band: D





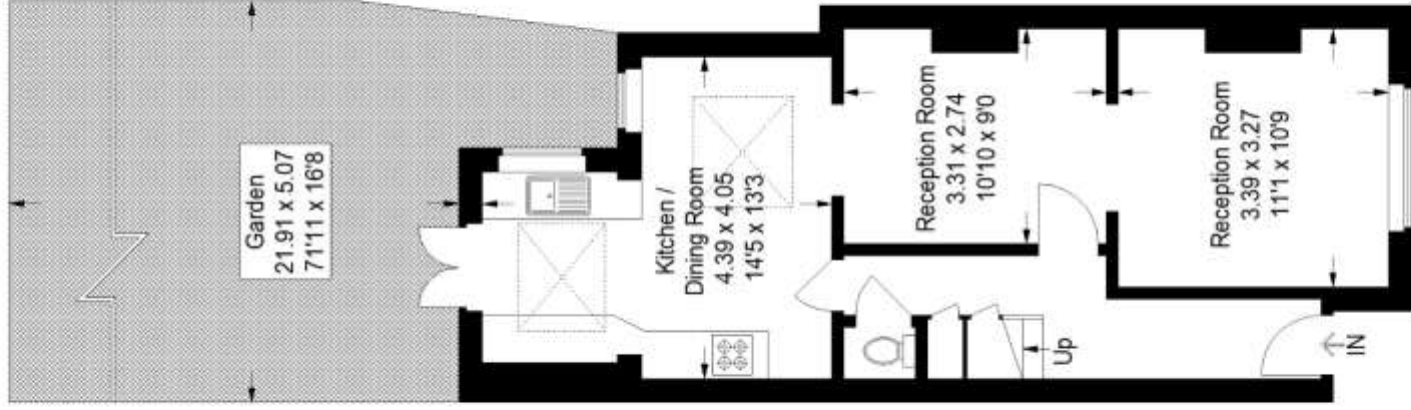
Floorplan

Trenholme Road, SE20

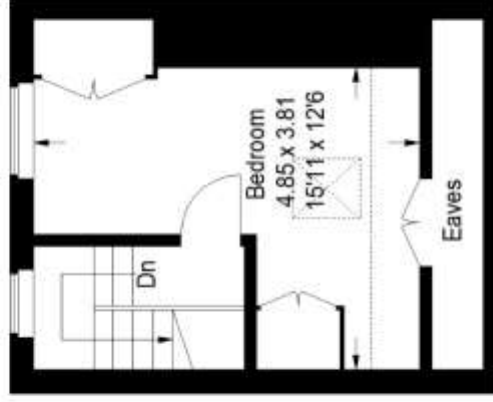
Approximate Gross Internal Area
 Ground Floor = 44.9 sq m / 483 sq ft
 First Floor = 34.5 sq m / 371 sq ft
 Second Floor = 21.3 sq m / 229 sq ft
 (Excluding Eaves)
 Total = 100.7 sq m / 1083 sq ft



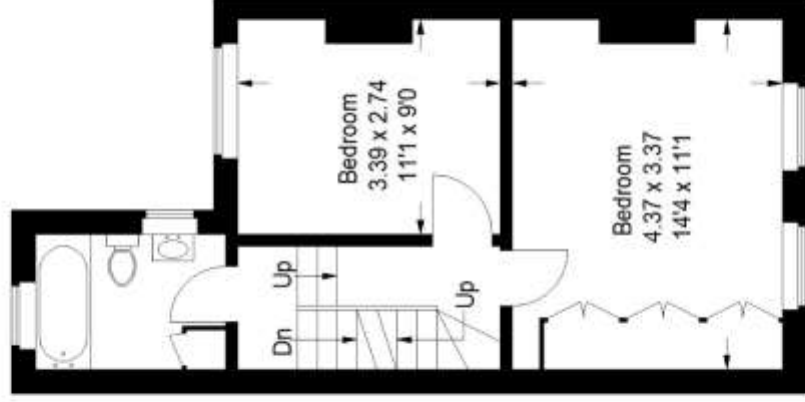
 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



Second Floor



First 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.

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