



Kingswood Road, SE20  
£900,000 - £925,000

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# In general

- Very attractive residential location
- Through reception of 27,3sq ft
- Charming kitchen / breakfast room
- East Facing Garden
- Four double bedrooms
- Bathroom and Shower room
- Downstairs cloakrom
- Off street parking
- Excellent transport links

# In detail

An impressive Victorian house of 1,482sq ft / 132.7 sqmtr located on this highly regarded cul-de-sac in Penge, close to Crystal Palace Park, good local schools and transport links.

Extended and upgraded, the current owners have spent much time, effort and attention improving the accommodation to create a spacious and contemporary home.

The ground floor comprises a through reception, flooded with natural light, providing a wonderful space to enjoy family time and entertain, whilst to the rear of the property there is also a kitchen / breakfast room.

Doors lead onto the east facing rear garden with a large flagstone patio area, lawn, mature beds and a superb garden office. The upper floors offer four double bedrooms, a family bathroom and a shower room. In summary, a wonderful, well balanced, family home ready for an incoming purchaser to immediately enjoy.

The property is moments from the wonderful green open spaces including Crystal Palace Park and a wealth of amenities which can be found on the high street. Transport links are enviably close including Penge East rail and Penge West (Overground).

EPC: C | Council Tax Band: D



# Floorplan

## Kingswood, SE20

Approximate Gross Internal Area

Ground Floor = 62.2 sq m / 670 sq ft

First Floor = 52.9 sq m / 569 sq ft

Second Floor = 17.6 sq m / 189 sq ft

Total (Excluding Outbuilding)

132.7 sq m / 1428 sq ft



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