



Hardings Lane, SE20  
Guide £435,000 - £450,000

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# In general

- Alexandra Conservation Area
- Charming and welcoming
- Private South facing garden
- Reception
- Two double bedrooms
- Superb kitchen
- Bathroom
- Plenty of natural light
- No onward chain
- Really close to transport links

# In detail

\*\* Guide price £435,000 - £450,000 \*\* A completely charming double fronted maisonette with private south facing garden, located in this sweet hamlet in SE20, also know as The Alexandra Conservation Area, close to excellent transport links and Crystal Palace Park.

This fresh, uncomplicated space has recently undergone a complete refurbishment resulting in a calming and inviting home for you to immediately enjoy. Entry is through a private front door framed with a pretty porch canopy, into the wide central hallway where each room branches off. Comprising a lovely bright reception with plenty of space to lounge, a kitchen with lots of storage and work surfaces, a bathroom and two double bedrooms.

The garden is a wonderfully secluded spot and a delightful suntrap, mainly gravelled, and therefore low maintenance. Ideal for entertaining and dining, the outside space also functions as a natural extension of the internal space.

The location feels incredibly quiet yet is so well connected and perfectly positioned to enjoy the best of the area; moments from Crystal Palace Park which hosts numerous musical events and benefits from a Brown and Green café, transport is excellent including easy access to Penge East rail (London Victoria) and Penge West (Overground) and both Penge and Sydenham high streets are buzzing with a variety of eateries.

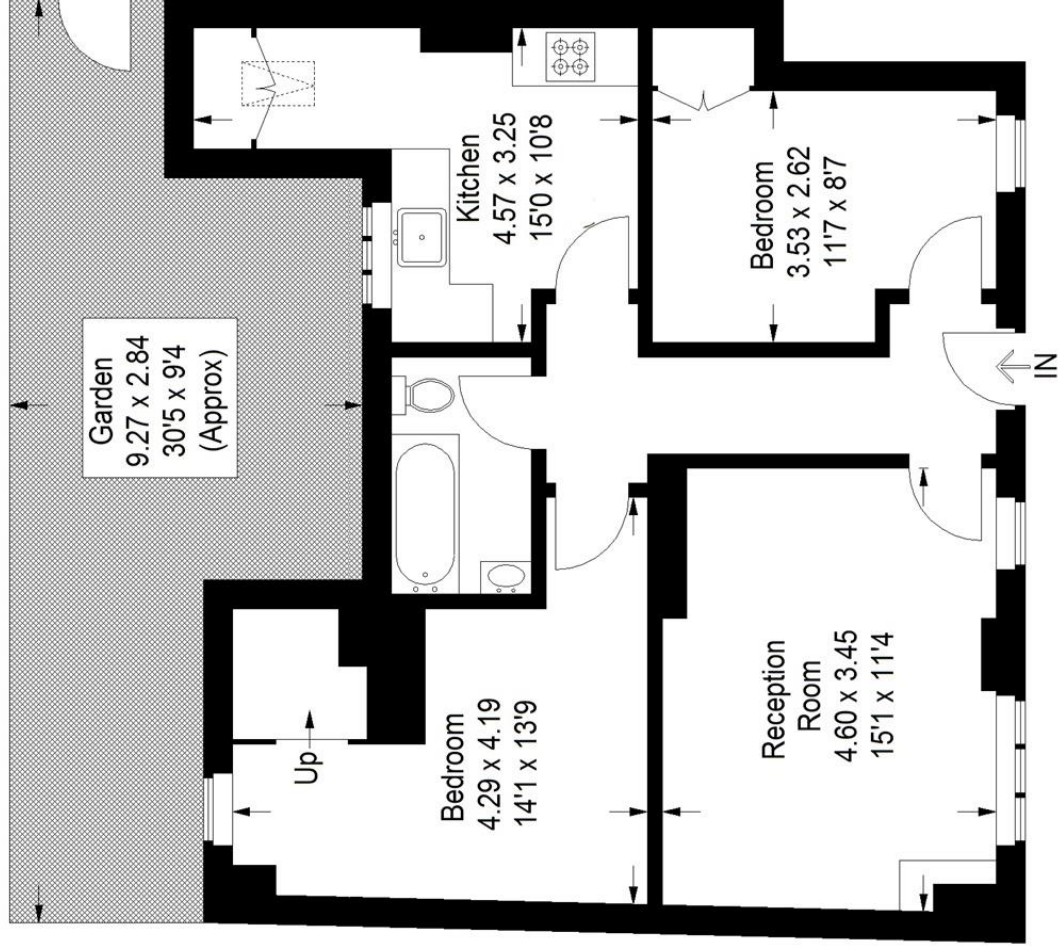
EPC: D | Council Tax Band: C | Lease: TBC Years Remaining | SC: £0 | GR: £0 | BI: £500



# Floorplan

## Vine Cottage, SE20

Approximate Gross Internal Area  
62.7 sq m / 675 sq ft



## Ground 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		

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