



Pleydell Avenue, SE19
£835,000

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In general

- No onward chain
- Three double bedrooms
- En-suite shower room
- Open plan kitchen / diner
- Mature rear garden
- Sought after location
- Office/study space to landing

In detail

An exceptional three double bedroom house forming part of a highly sought after no-through road moments from Crystal Palace station.

The property has been modernised, extended, and finished to a high standard throughout, offering an immediately enjoyable new home with accommodation arranged over three levels. In brief, the space comprises of a light and bright front reception room with parquet flooring, bespoke cabinetry / shelving, leading to an open-plan kitchen / diner with integrated appliances and bi-fold doors to a generous decked seating area. Upstairs there are two double bedrooms and a luxury main bathroom with a double vanity, also a handy study area which is ideal for home working. The top floor houses a spacious master suite with ample fitted storage, a shower room, and a Juliet balcony with retractable doors overlooking lush greenery. Externally the garden extends to 56ft and boasts mature planting and lawn.

Pleydell Avenue is a quiet tree-lined road made up of similarly styled period properties and is a community-orientated neighbourhood. Transport links are excellent, as is access to the many shopping and leisure options which are nearby at the central Triangle.

EPC: C | Council Tax Band: D



Floorplan

Pleydell Avenue, SE19

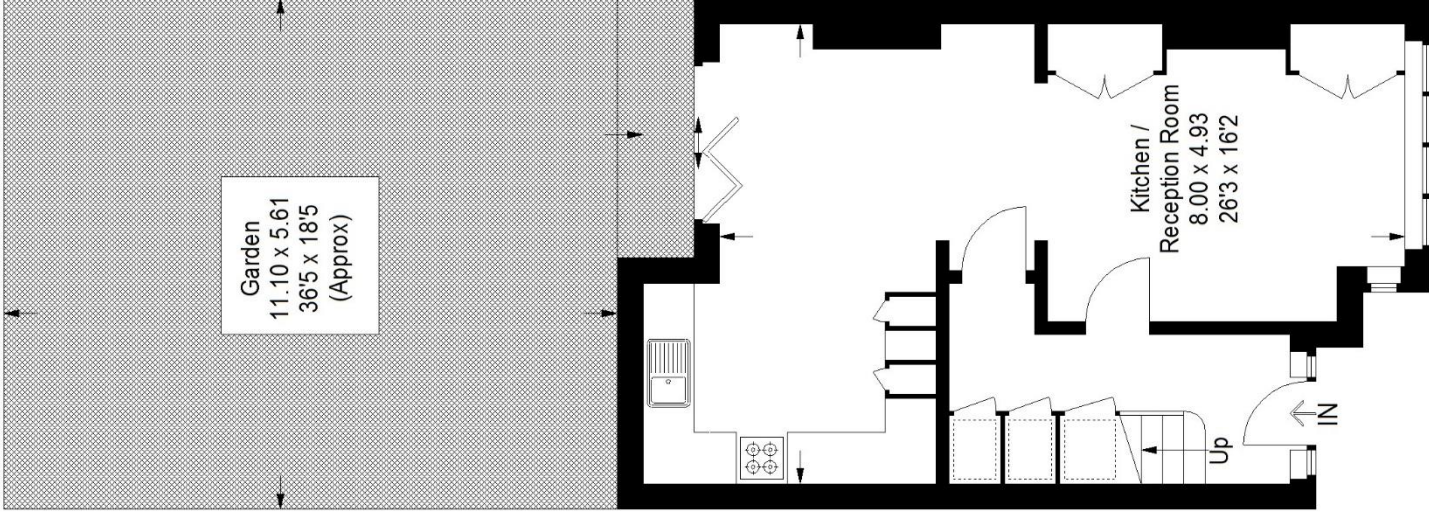
Approximate Gross Internal Area

Ground Floor = 43.1 sq m / 464 sq ft

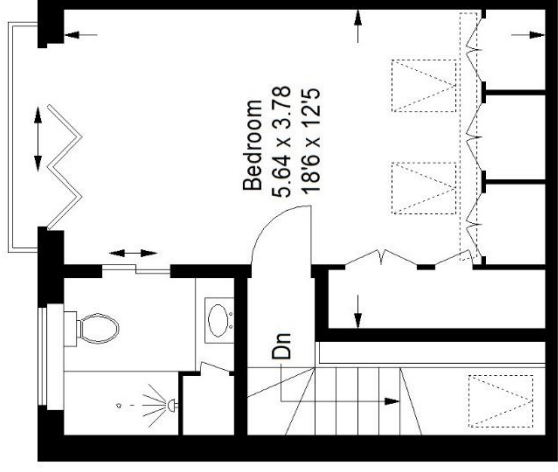
First Floor = 43.5 sq m / 468 sq ft

Second Floor = 28.7 sq m / 309 sq ft

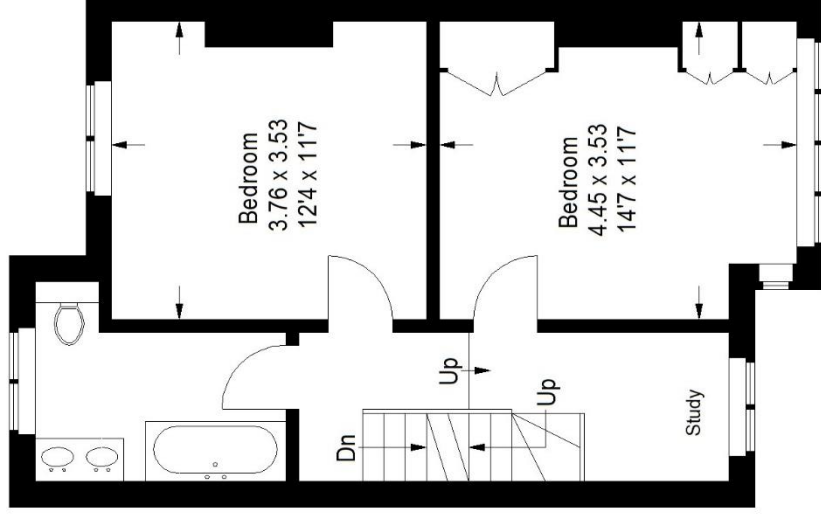
Total = 115.3 sq m / 1241 sq ft



Ground Floor



Second Floor



First Floor

= Reduced Headroom Below 1.5 M / 5'0

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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		
39-54	E	47 E	77 C
21-38	F		
1-20	G		

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