

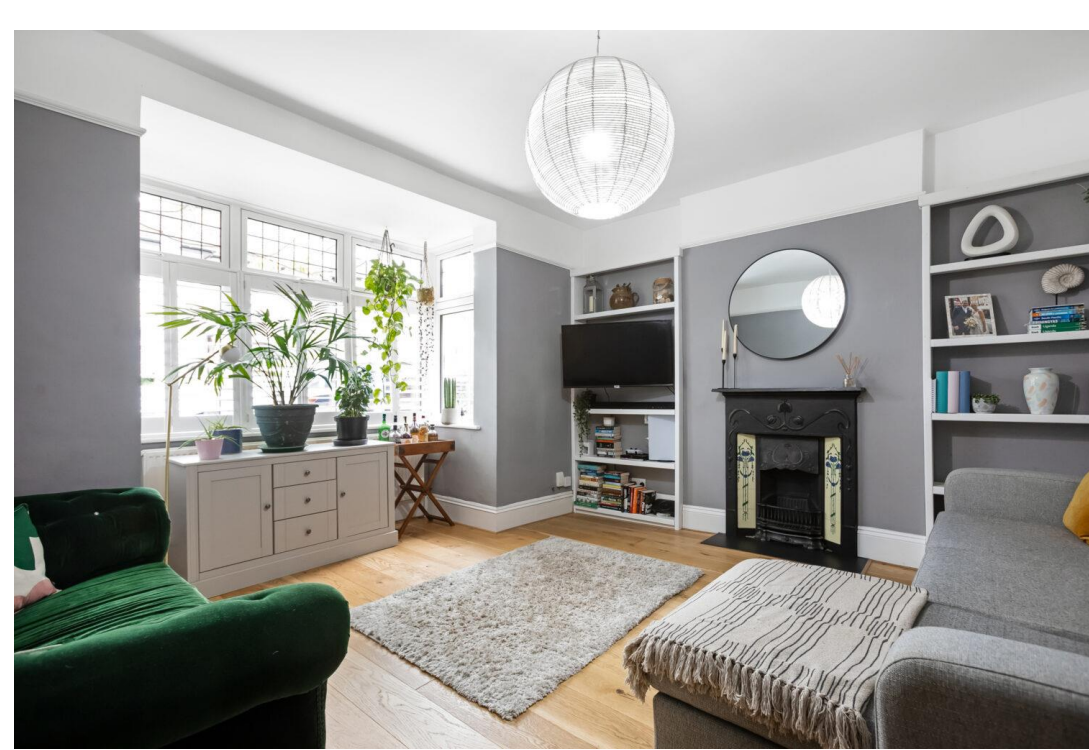


Milestone Road, SE19  
£1,150,000

0208 702 9333  
[pedderproperty.com](https://www.pedderproperty.com)

**pedder**







# In general

- Edwardian semi-detached house
- Highly regarded central location
- Exceptional kitchen / diner
- Four bedrooms
- Characterful accommodation
- Summer house / home office
- Extensive rear garden
- Close to Crystal Palace station

# In detail

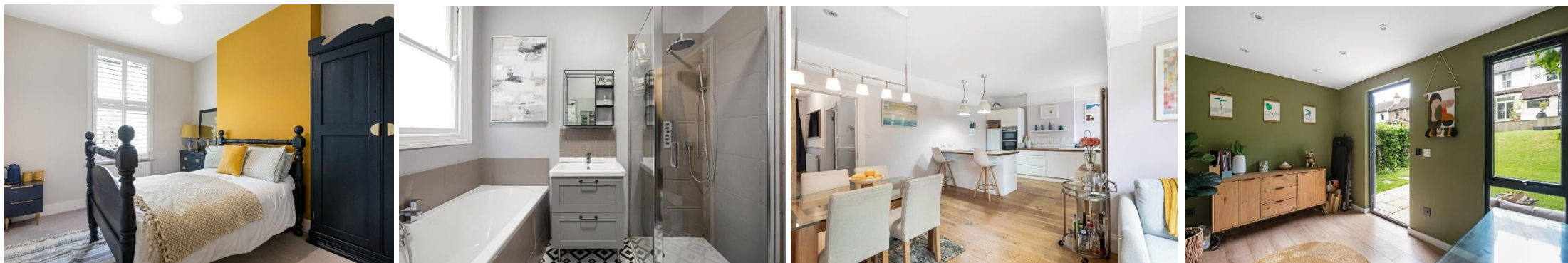
An attractive four bedroom semi-detached Edwardian house forming part of a highly sought after residential road in central Crystal Palace.

This stylishly finished property has been remodelled and improved beyond the original build to offer warm, inviting, and spacious accommodation arranged over two floors. The entrance level is accessed via an elegant sage green door surrounded by wisteria which leads to a bright welcoming entrance hall with solid oak flooring. The front reception room benefits from newly replaced windows and a pretty tiled feature fireplace, and provides a pleasant separate relaxing space for evenings. Beyond this room is a separate WC, whilst the heart of the house is a 21ft 11 kitchen / diner. This beautifully finished L-shaped area includes a white high-gloss kitchen with solid wood work surfaces and a sit-up breakfast bar, and ample dining space with a seating area overlooking the garden, also a handy utility room beyond. Upstairs there are four bedrooms with a generous main boasting a light-filled shuttered bay and a bank of wardrobes, additionally a smart bathroom with a separate glass encased walk-in rainfall shower. Being a naturally built four bedroom provides scope for conversion of the extensive loft space (STP) if desired.

Externally there is a unusually large rear garden which is surrounded by mature planting and lush greenery. Almost unheard of in such a central location, this tranquil setting boasts an elevated patio seating area, colourful planting, and a separate cabin / summerhouse / home office. This recent addition has power, light, and under floor heating which makes it ideal for use throughout the year. There is also another seating area to make the most of summer evenings and full use of the garden.

Milestone Road is a pretty tree-lined street moments from the vibrant Triangle which is the heart of Crystal Palace, bustling with independent boutiques, quality restaurants, and great spots to socialise. Nearby prominent schools include Paxton, Rockmount, and Kingswood Primaries, whilst Crystal Palace station is just a stroll away and provides excellent links to central and east London.

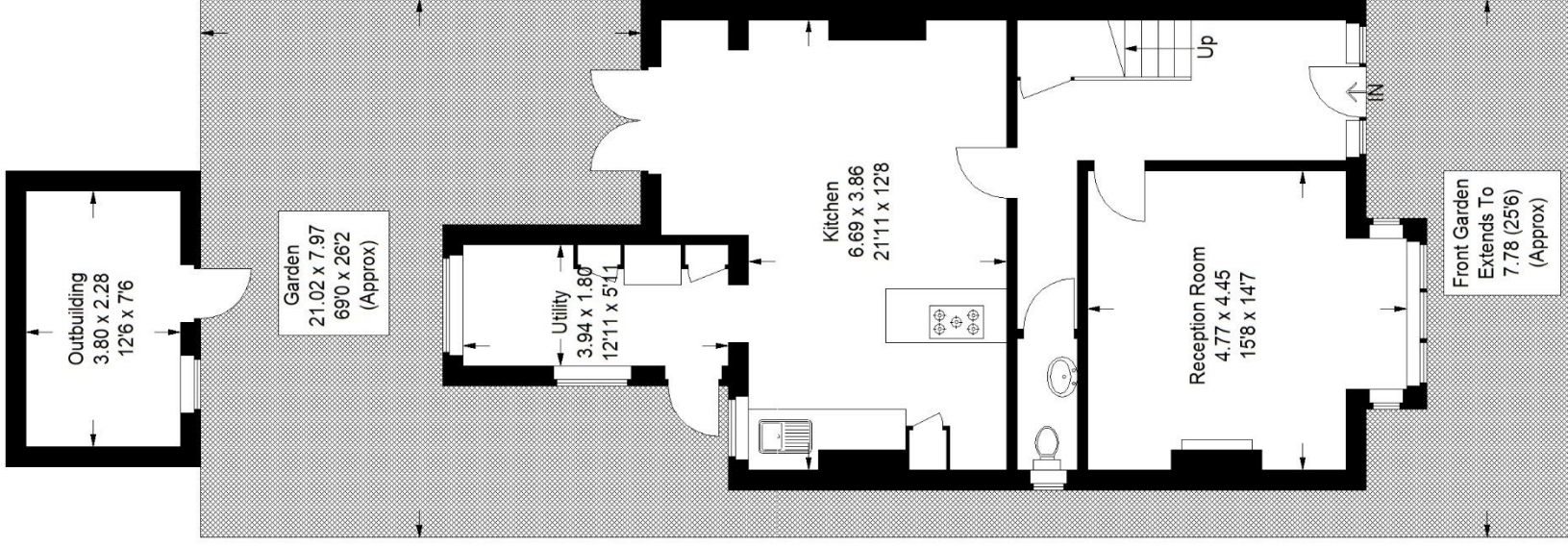
EPC: D | Council Tax Band: E



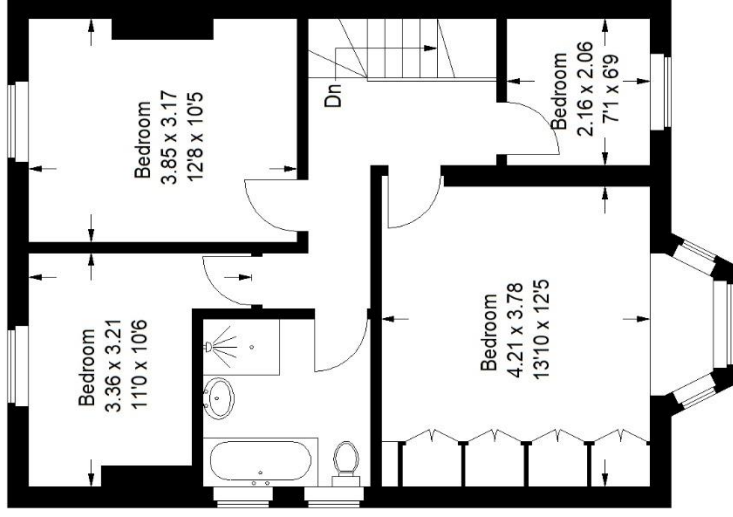
# Floorplan

Milestone Road, SE19

Approximate Gross Internal Area (Excluding Outbuilding)  
135.6 sq m / 1460 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		
55-68	D	55 D	83 B
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