



Kingswood Road, SE20 | Guide Price £900,000

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In General

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

In Detail

Guide Price £900,000-£925,000 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 = 62.9 sq m / 669 sq ft
 Second Floor = 17.6 sq m / 189 sq ft
 Total (Excluding Outbuilding)
 132.7 sq m / 1428 sq ft



Ground Floor

First Floor

Second 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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