



Sylvan Road, SE19
£485,000

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In general

- No onward chain
- Three bedroom mid-century house
- Cosmetic modernisation required
- Light and bright living space
- Downstairs WC

In detail

A three bedroom mid-century house positioned on a leafy residential road in Crystal Palace and available for sale with no onward chain.

This property is arranged over two levels and requires some cosmetic modernisation, perfect for a buyer who wants to add their own stamp to a new home. The entrance level comprises of a WC, a separate kitchen, and a light and bright 20ft living room with large windows and a door to outside. Upstairs there are three bedrooms (two with fitted storage) and a bathroom. Externally the garden benefits from a sunny southerly aspect and is a blank canvas for the green fingered.

Sylvan Road works well for access to the Triangle at the centre of town, and is primarily served by both Crystal Palace and Norwood Junction rail links.

EPC: D | Council Tax Band: D



Floorplan

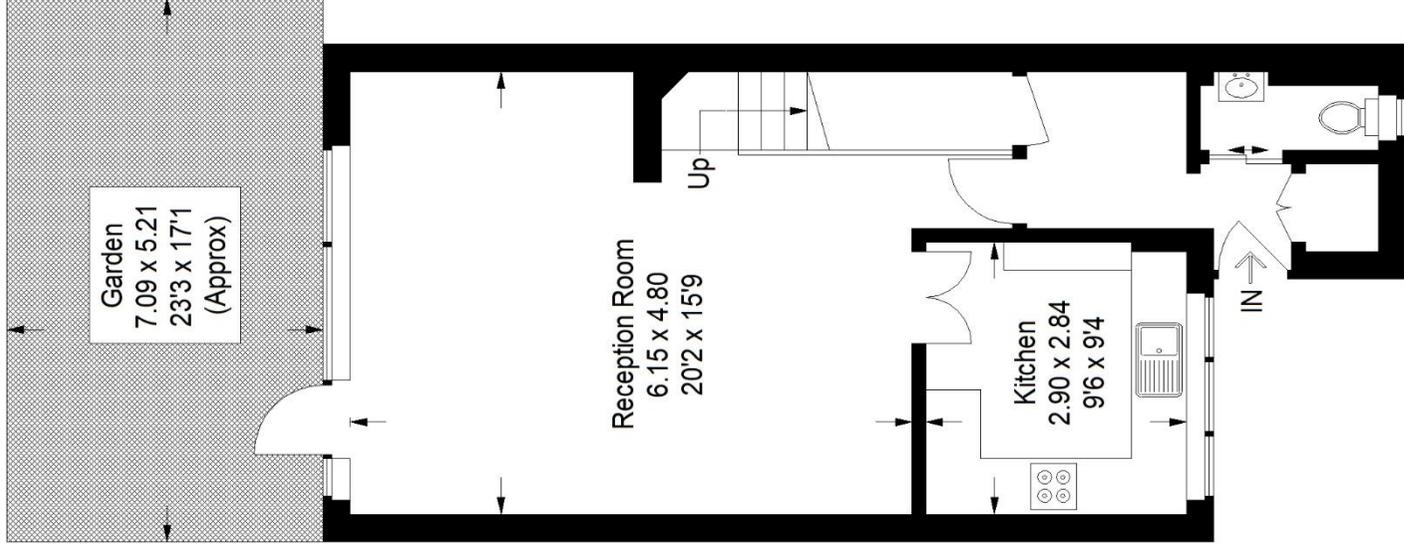
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Approximate Gross Internal Area

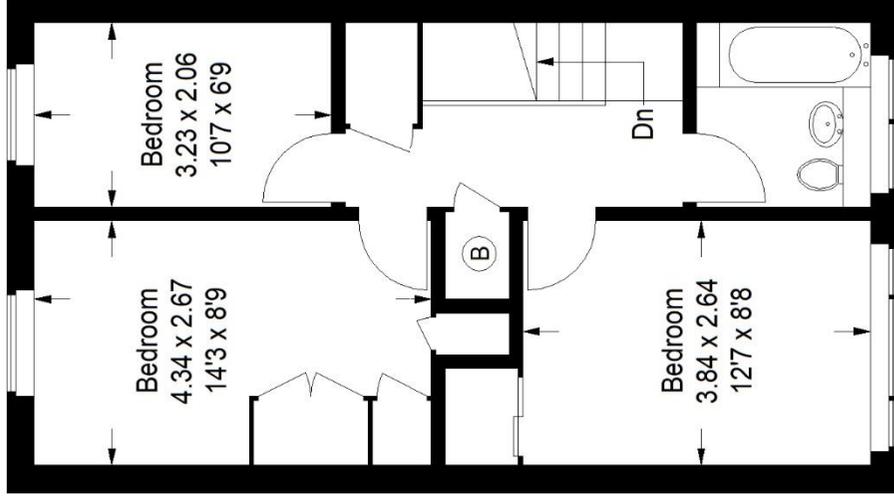
Ground Floor = 48.4 sq m / 521 sq ft

First Floor = 43.9 sq m / 473 sq ft

Total = 92.3 sq m / 994 sq ft



Ground Floor



First 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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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