



Thicket Road, SE20 | Offers In Excess Of £525,000

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# In General

- Two bedroom hall floor period conversion
- No onward chain
- A share of the freehold
- Highly regarded location
- Opposite Crystal Palace Park
- Ease of access to transport links
- 17ft 9 reception room
- Period features
- Direct access to communal garden

# In Detail

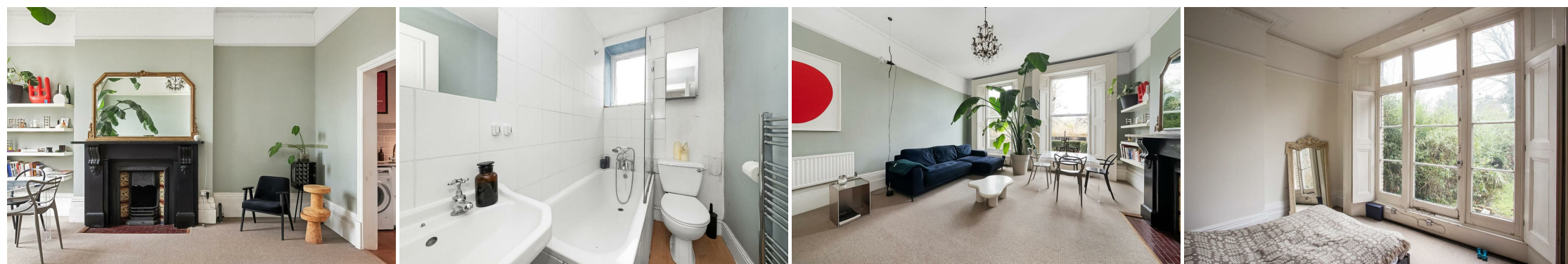
A characterful two-bedroom, hall-floor period conversion with direct access to the shared garden. Ideally positioned on a highly desirable road, directly opposite the lower lake of Crystal Palace Park, with direct views of the Grade I listed dinosaurs.

This rarely available style of property benefits from high ceilings and an abundance of original features, creating a warm and inviting home. The reception room extends to an impressive 17ft 8in and features large sash windows with original wooden shutters, allowing excellent natural light throughout. A beautiful fireplace provides a striking focal point to the room.

The kitchen is partially open-plan, lending well to social living, and offers generous storage alongside quartz work surfaces. The larger bedroom features a floor-to-ceiling window, while the second bedroom provides direct access to the communal garden via a private staircase. Additional benefits include a share of the freehold and no onward chain.

The location is highly regarded, offering convenient access to Penge East and Penge West rail and overground services, as well as Crystal Palace and Anerley stations. Crystal Palace Park, directly opposite, spans approximately 200 acres of green space and hosts a popular weekly food market along with a variety of events throughout the year.

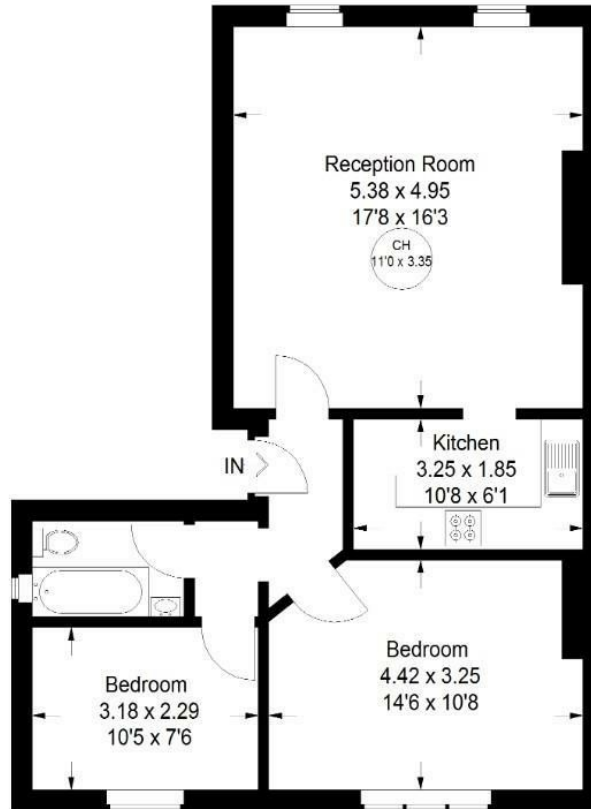
EPC: D | Council tax band: C | Lease: approx. 97 years remaining | GR: £0 | SC: £1,200 pa | BI: incl. in SC



# Floorplan

## Thicket Road, SE22

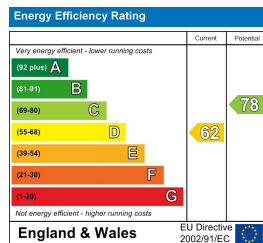
Approximate Gross Internal Area  
63.7 sq m / 686 sq ft



### Raised 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.



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