



Falkland Park Avenue, SE25 | £650,000

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# In General

- Three bedroom family house
- Immediately enjoyable accommodation
- No onward chain
- Sunny rear garden
- Off street parking
- Modern kitchen and bathroom
- Popular location

# In Detail

A light, bright and exceptionally well presented three bedroom 1930's house forming part of a popular quiet road and available for sale with no onward chain.

This fresh and inviting accommodation offers a blank canvas for a new owner to enjoy from day one and personalise over time. There are options for extension or attic conversion (STP) which means that this malleable property can provide a long-term option for a young or growing family.

A welcoming entrance hall on the ground floor leads to two well proportioned reception rooms - the front with a large bay window and the rear with a door outside. There is also a contemporary kitchen with grey high gloss cabinetry and integrated appliances. Upstairs there are three bedrooms (two with an abundance of fitted storage) and a modernised bathroom with clean white sanitary ware and a rainfall shower. There are also pleasant elevated views of the surrounding area and beyond.

Externally there is a sunny rear garden with a south easterly aspect, a raised patio area and a garage / workshop. Extending to 59ft, this space offers potential to be further cultivated and provides the ideal backdrop for summer barbeques or unwinding at the end of the day. There is also off street parking at the front of the property.

Falkland Park Avenue is a community-orientated street with a neighbourly focus, which is well placed for Cypress Infant and Primary School, Norwood Junction rail links (11 mins to London Bridge), and central Crystal Palace.

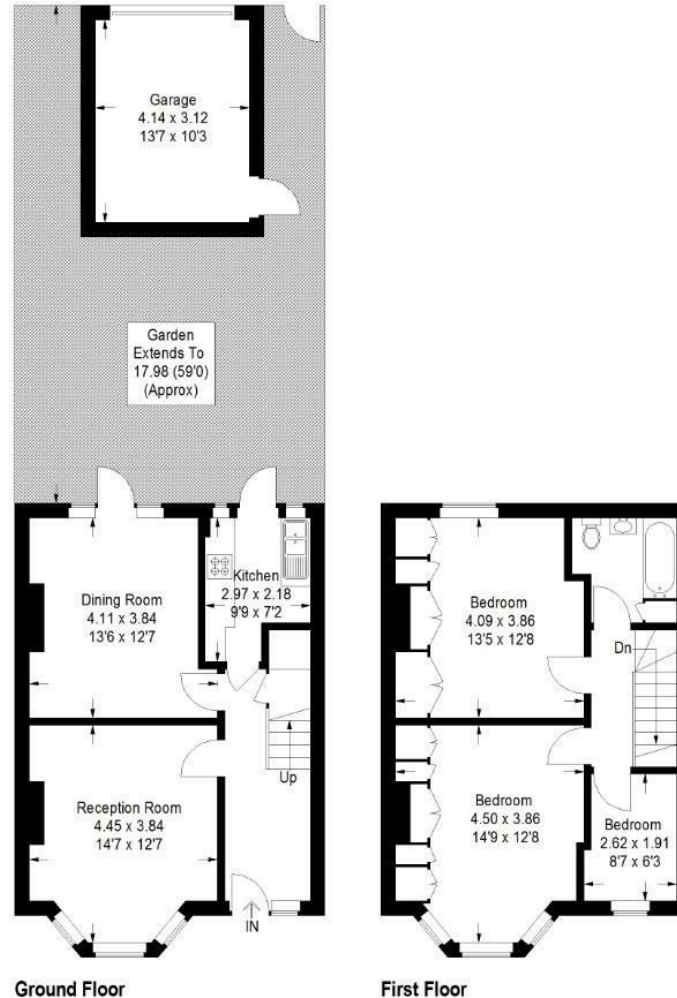
EPC: D | Council Tax Band: D | Freehold



# Floorplan

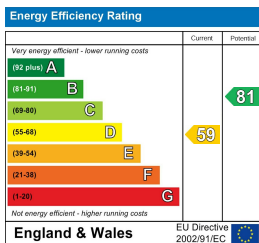
## Falkland Park Avenue, SE25

Approximate Gross Internal Area  
 94.2 sq m / 1014 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 107.7 sq m / 1159 sq ft



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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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