



Orleans Road, SE19 | £725,000

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# In General

- Semi-detached house
- Conservatory
- Three bedrooms
- No onward chain
- Highly regarded location
- Detached garage

# In Detail

A three bedroom semi-detached house situated on a prime residential road nearby Rockmount Primary school and central Crystal Palace.

The property is to be sold with no onward chain and has been well maintained by the current owner for many years. The accommodation is arranged over two levels and benefits from the addition of a conservatory which can be enjoyed through the seasons. The ground floor further comprises of a through lounge / diner and a kitchen with plenty of work and storage space, whilst there is scope for an open-plan arrangement if desired (STP). Upstairs there are three bedrooms (with fitted storage) and a shower room. Externally there is a detached garage which has been transformed into a summer house and a mature rear garden with a patio seating area.

Orleans Road is a popular community-orientated street where properties are rarely available, known for young and growing families seeking a quiet and conveniently positioned neighbourhood. There are an abundance of options at the Triangle, including an Everyman cinema and a variety of independent boutiques and cafes. The weekly food market on Haynes Lane is nearby and is a great place to check out quality offerings from farmers and locals alike. If transport links are important, there is ease of access to both Gipsy Hill and Crystal Palace stations which operate to Victoria and London Bridge, also the East London Line which runs to Shoreditch and Canada Water. Otherwise, Crystal Palace Park is a fantastic large, green space which is perfect for long strolls or whiling away time at the cafe.

EPC: TBC | Council Tax Band: E

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# Floorplan

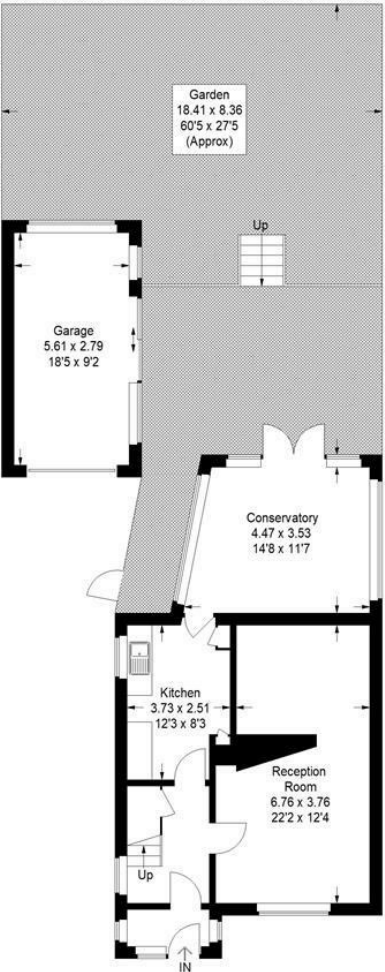
Orleans Road, SE19

Approximate Gross Internal Area

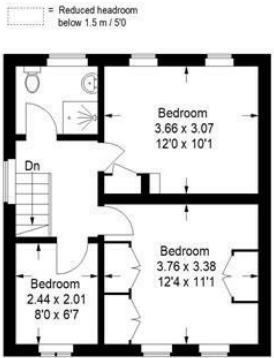
98.5 sq m / 1060 sq ft

Garage = 16.5 sq m / 178 sq ft

Total = 115.0 sq m / 1238 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.

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

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