



Spurgeon Avenue, SE19 | Guide Price £850,000

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# In General

- Four bedroom detached house
- No onward chain
- Generous rear garden
- Integrated garage
- Off street parking for three cars
- Private road
- Original features

# In Detail

Guide price £850,000 - £875,000

A four bedroom detached house positioned on a small quiet residential road in Crystal Palace.

Tucked away on a peaceful and desirable private road, this substantial four bedroom detached house presents a rare opportunity to acquire a spacious family home in one of areas sought after residential enclaves.

Built in 1936, the property combines classic architectural charm with generous proportions, offering approximately 1,783 sq ft of balanced accommodation. Ideal for those seeking a home to personalise, it provides a strong foundation for modern long-term family living.

The ground floor features two bright and versatile reception rooms, well suited for both everyday living and entertaining. Additional benefits include a downstairs cloakroom and understairs storage, ensuring practicality throughout.

To the rear, a large, well maintained garden provides ample space for relaxation or family activities, while the front of the property features a driveway with parking for up to three cars and an integrated garage. Expansive windows throughout the home allow natural light to flow freely, creating a welcoming and airy atmosphere.

Upstairs, four comfortable bedrooms and a family bathroom offer flexible accommodation for growing families. Retained period features — including original parquet flooring and stained glass windows — add warmth and character, enhancing the home's timeless appeal.

While some areas would benefit from updating, the property's solid structure, generous layout, and desirable location make it an exceptional opportunity for those looking to create a truly individual family residence.

Offered to the market chain free, this impressive home enjoys close proximity to local schools, green spaces, and convenient transport links, making it a superb choice for families seeking both tranquillity and connectivity in the area.

EPC: D | Council Tax Band: TBC



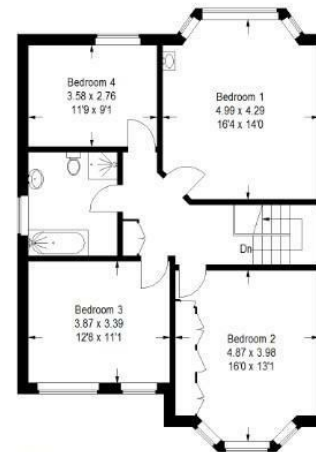
# Floorplan

## Spurgeon Avenue, SE19

Approximate Gross Internal Area (Excluding Outbuilding & Lean To)  
 153.9 sq m / 1656 sq ft  
 Garage = 11.8 sq m / 127 sq ft  
 Total = 165.7 sq m / 1783 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	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	81
76-101) B	
69-75) 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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