



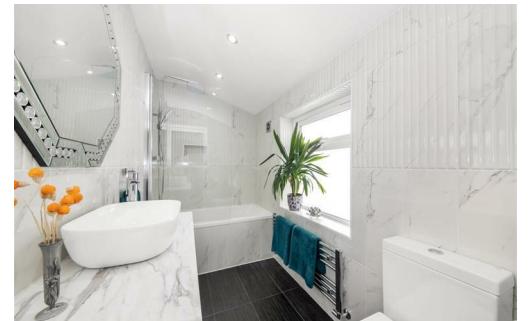
Crampton Road, SE20 7AT
£750,000

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We live local

In General

- Victorian freehold house
- Completely renovated
- Through reception
- Three bedrooms
- Kitchen with breakfast bar
- Gorgeous bathroom
- Landscaped 54'2ft garden
- Garden office plus utility room
- Upgrades include a new boiler and central heating and a full rewire
- Excellent transport links



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(A2 plus) A		
(B1-91) B		
(B9-40) C		
(D5-48) D		
(E9-54) E		
(F1-38) F		
(G1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

In Detail

An immaculate three bed Victorian home with private rear garden, located in this charming and highly sought after pocket in Penge, close to excellent transport links and Crystal Palace Park.

This fresh, uncomplicated space was the subject of an exacting renovation by its current owners resulting in a calming and inviting home for you to immediately enjoy. Comprising a lovely through reception with plenty of space to lounge, a kitchen with wood block work tops, an integrated dishwasher, lots of storage, a breakfast bar and underfloor heating, three bedrooms and a gorgeous bathroom with a marble topped vanity.

The garden is a generous 542 ft and ideal for entertaining and dining, with a large flagstone area creating a natural extension to the internal living space, a well maintained lawn with raised borders and a further patio to the rear which also houses the shed.

Another huge draw is the garden office which includes a utility area, and WC.

Crampton Road is a lovely road, with a lovely community, really well connected and perfectly positioned to enjoy the best of the area; moments from Crystal Palace Park which hosts numerous musical events and benefits from a Brown and Green cafe, transport is excellent including easy access to Penge East rail (London Victoria) and Penge West (Overground) and both Penge and Sydenham high streets are buzzing with a variety of eateries.

EPC: D | Council Tax Band: D

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