



Hamlet Road , SE19  
£1,395,000

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# In general

- Close to transport links
- 4 bedrooms
- Underfloor heating
- Recently refurbished
- High specification
- Semi-detached house
- Off street parking
- No onward chain
- Landscaped tiered rear garden of 95ft
- Victorian house in Regency style dating to 1852
- Grade 2 Listed Building

# In detail

An elegant four bedroom semi detached Victorian house in Regency Style dating to 1852, available for sale with no ongoing chain. Completely restored, modernised throughout and extended to provide increased living space, this Grade 2 listed property now provides a spectacular home for a discerning new owner.

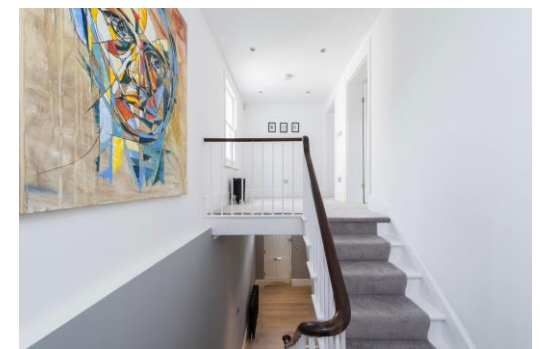
The high specification accommodation boasts a large contemporary kitchen / dining area with polished surfaces, exposed brick, underfloor heating, AEG appliances, skylights and aluminium bi-fold doors which flood the space with natural light.

Other noteworthy features include oak timber flooring, a Heos surround audio system, four bedrooms (two en suite), a beautiful family bathroom with Calacatta white marble-effect tiling, new timber double glazed sash windows and platinum grey carpeting throughout.

Externally there is off street parking at the front and a freshly landscaped tiered rear garden of 95ft. Hamlet road is popular for access to central Crystal Palace, rail links (CP mainline) and sought after schools.

Quite unlike anything else, this is essentially a new home with all of the period qualities that have been skilfully restored to enjoy.

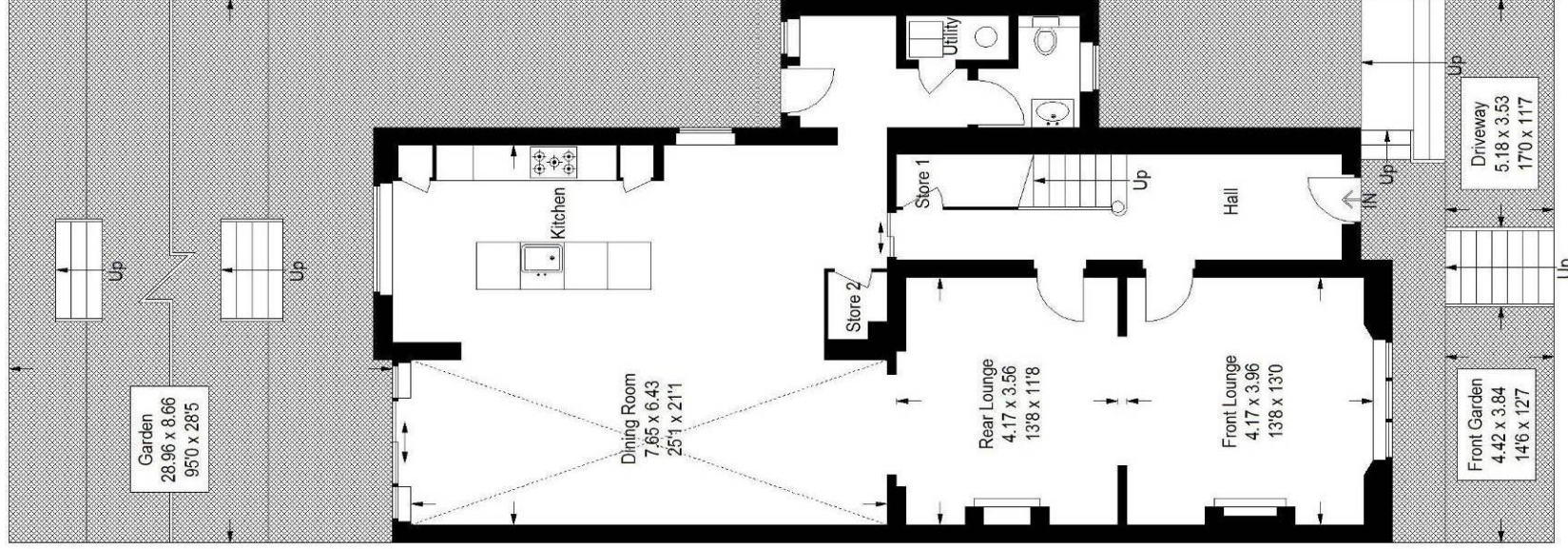
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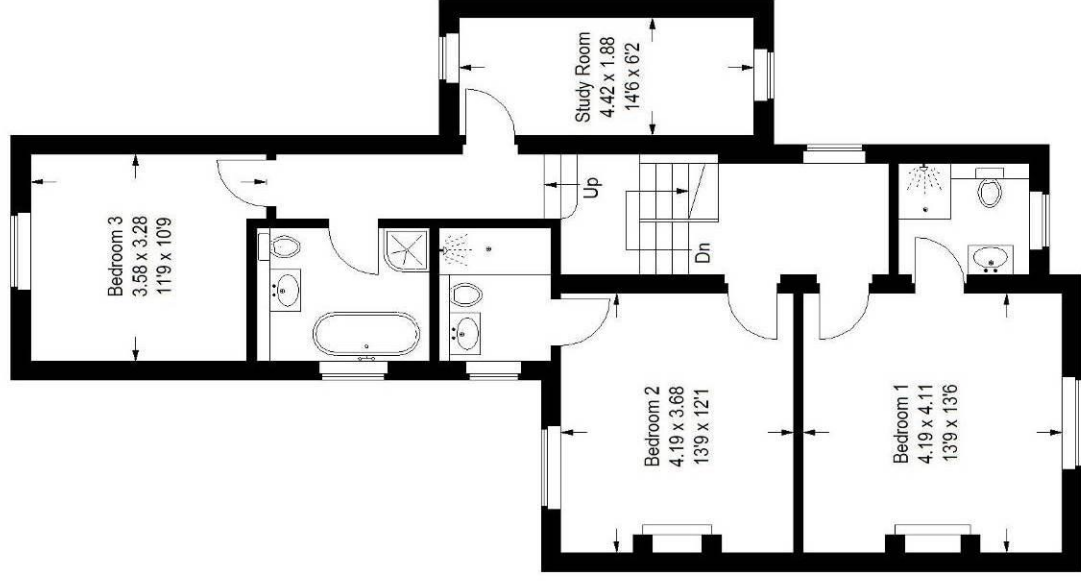
# Floorplan

## Hamlet Road, SE19

Approximate Gross Internal Area  
 Ground Floor = 114.8 sq m / 1235 sq ft  
 First Floor = 87.8 sq m / 945 sq ft  
 Total = 202.6 sq m / 2180 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,  
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