



## Auckland Close, Upper Norwood

Guide Price £725,000



## Property Summary

Guide Price £725,00 - £750,000

Propertyworld proudly presents this stunning, freehold, DOUBLE FRONTED HOUSE, sitting on almost the the cusp of the much sought Crystal Palace Triangle. Forming part of what could seem like a private close, as you enter, this home really has to be viewed to be fully appreciated.

This home caters for all, with transport links - fast services to London Bridge, King's Cross, London Victoria and East London. However best of all, its walking distance of the fashionable Crystal Palace Triangle, host to an abundance of door-to-door, bars, brasseries, restaurants and eateries. If you are a family, then there's the highly regarded Cypress Primary school for children, just minutes walk away.

The highlights and general details of this beautifully presented home are as follows: Ample parking to front with integrated garage. Two adjoining receptions - with the lounge to the front, boasting a feature log burner, complimented with Herringbone wood floors, flowing into the dining room, which looks out onto a large and tendered garden. Neutral colour patio and an immaculate, sectioned lawn, this is a simple, but beautiful garden. Back in the house, the kitchen is equipped with a range of fitted wall and base units, leading into utility room, as well allowing access to the garage, rear garden and much appreciated guest W/c.

Upstairs on the first floor, there are four standard bedrooms, with the Master bedroom boasting beautiful centred, double doors, into the wardrobe space. The bathroom is simply stunning with eye-catching floor and wall tiles and a crisp white, three-piece suite, heated towel radiator, and a floor-to-ceiling storage cupboard. And if that's not enough the loft room is perfect for a home office, or a games room.

The Vendors of this particular property are at present, already suited, so there effectively there is no chain complications. Don't miss out! Contact us now, to see this fantastic home, within a fantastic location.

## Property Summary

- Four bedrooms plus a loft room
- Double fronted semi-detached House
- Stunning presentation throughout
- Off Road parking and Garage
- Utility room
- Additional ground floor W/c
- Beautiful rear garden
- Freehold Tenure
- Epc rated D
- Council Tax band E

## Our Vendor Loves...

Living here has been a delight, especially with the quiet garden that backs onto the park's woodland area, bringing daily bird songs. We'll truly miss the cozy warmth of the wood fire on winter evenings, which brings that super homely feel.

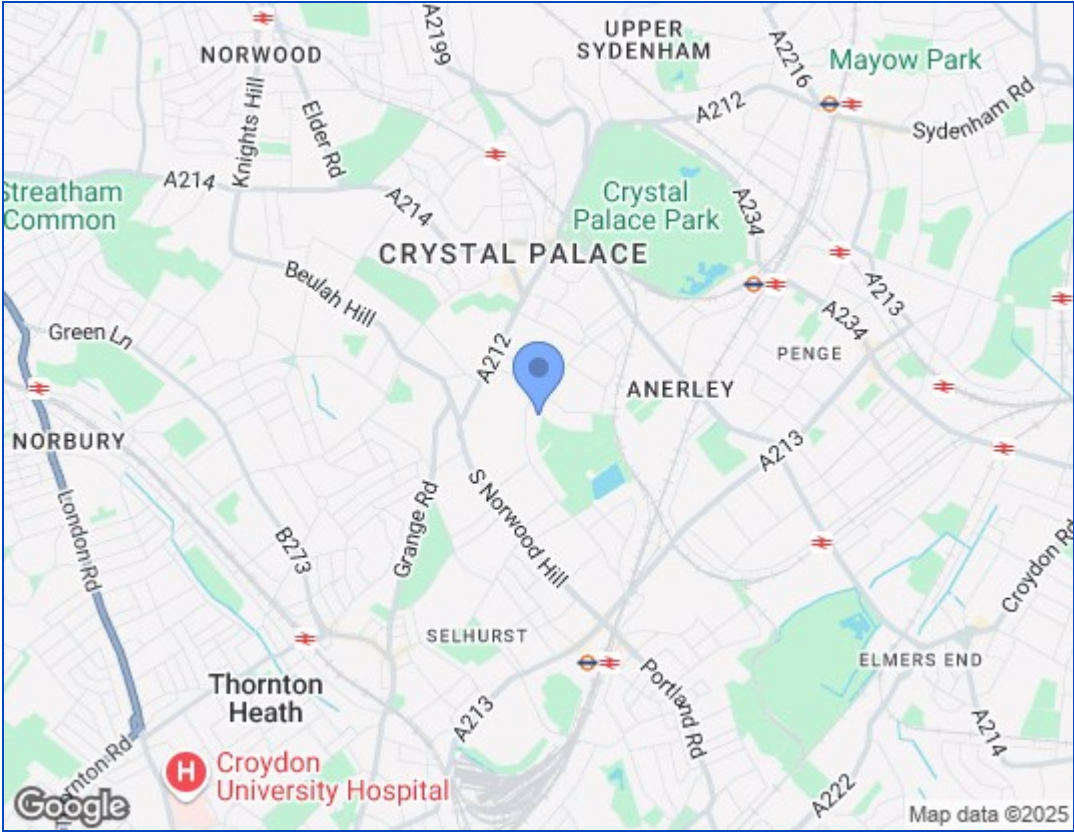
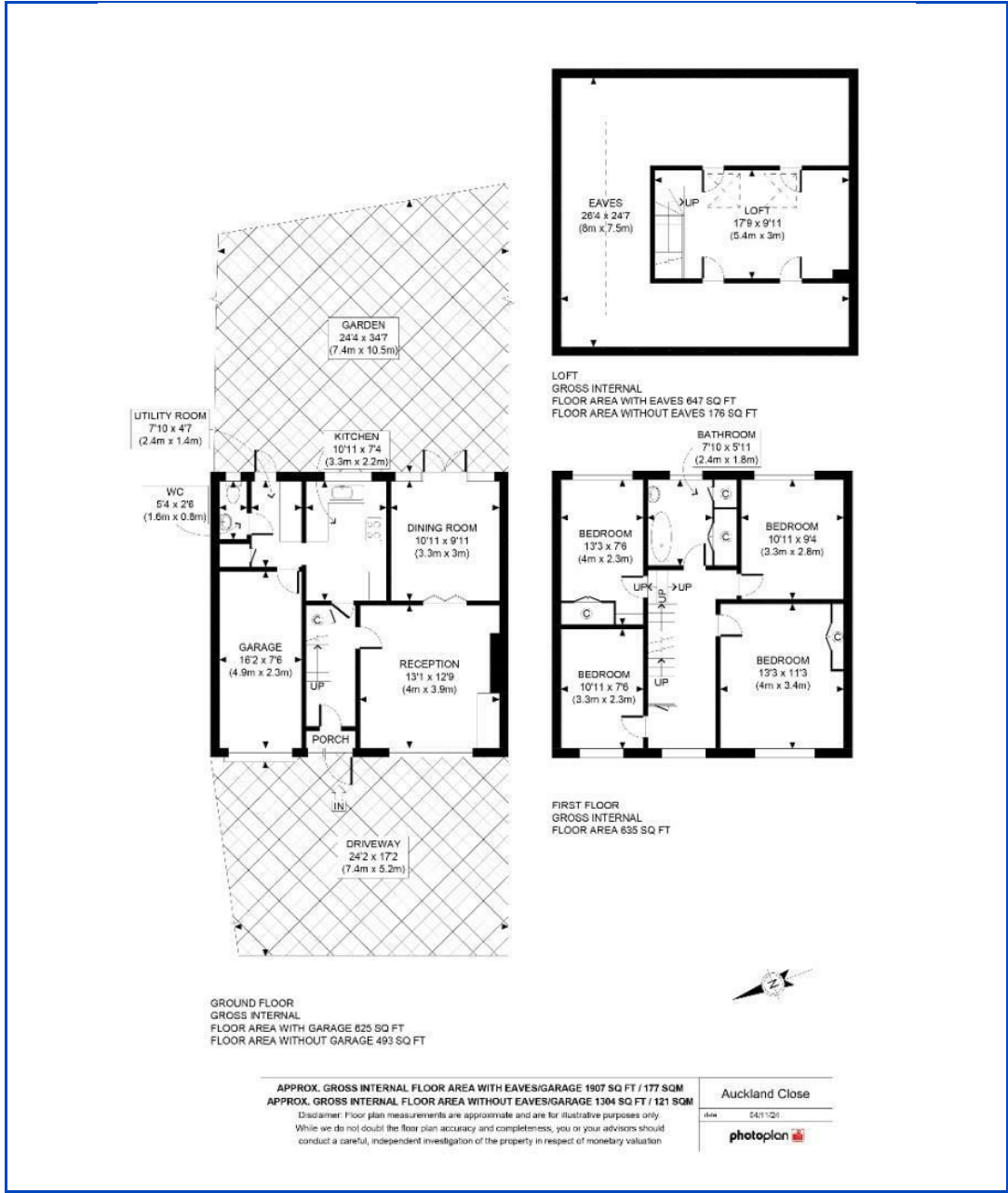
The close is quiet, with very few cars and the neighbours are friendly and always willing to help. It's a welcoming and connected place, and we feel fortunate to have called it home.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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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