



**58 Crampton Road**  
London, SE20 7AT  
**Asking Price £775,000**

This house is located on a well sought after street in Penge. The property is an extremely well presented three bedroom mid-terrace house which has been renovated to a high standard and is ready for immediate occupancy.

The house boasts a separate laundry and home office and a garden that is an entertainer's dream. The house is extremely close to two train stations, a nursery, good schools and recreational amenities. Crystal Palace Park is a stone's throw away.

The property has a two good sized double bedrooms and a single bedroom. It has a new, bright and modern kitchen with quality appliances, an integrated dishwasher, breakfast bar and underfloor heating. The bathroom is elegantly designed and includes a bespoke marble top vanity unit offering lots of storage, and underfloor heating. The home office looks out into the garden which has two entertainment areas, elevated flower beds with mature trees and a lawned area.

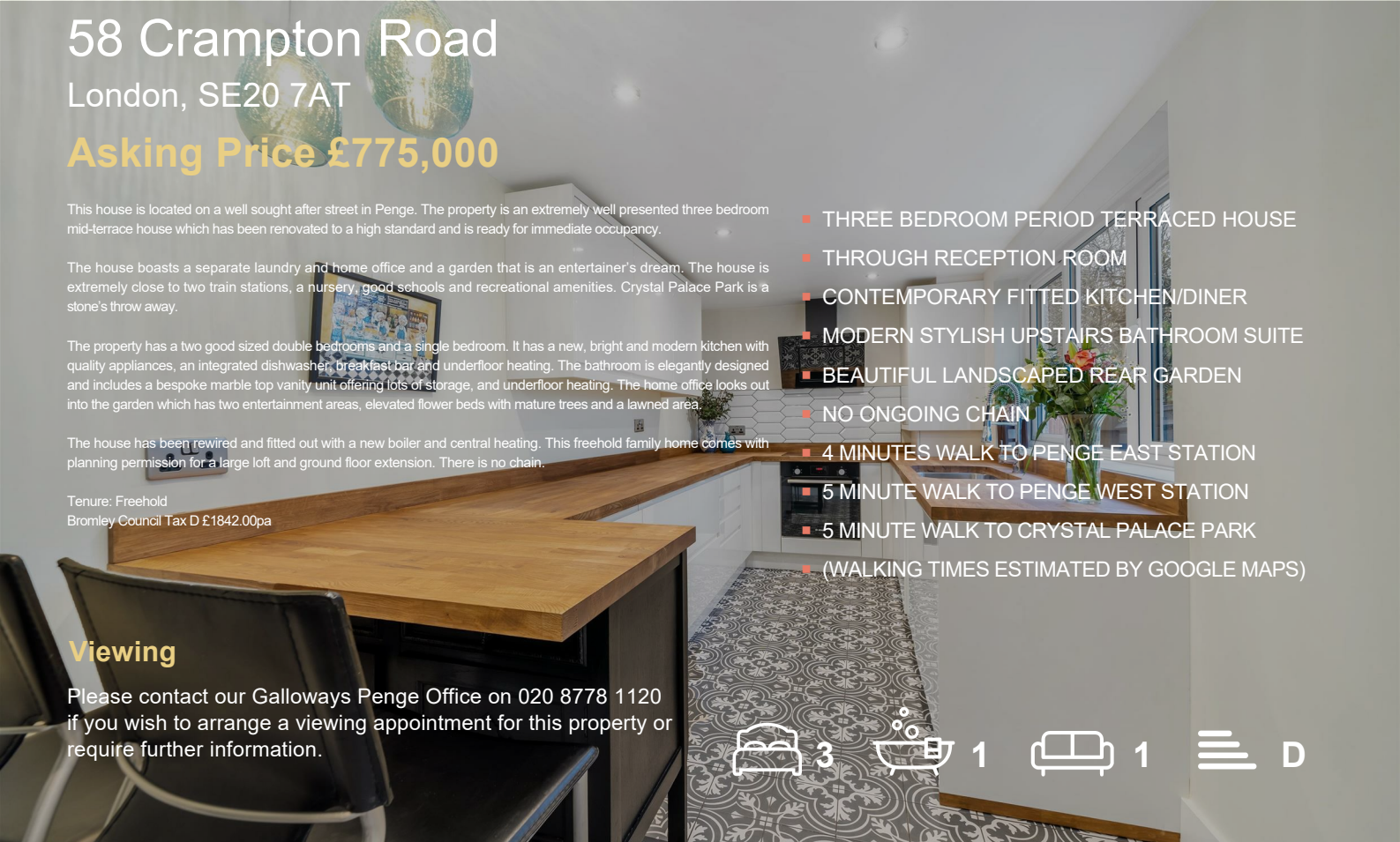
The house has been rewired and fitted out with a new boiler and central heating. This freehold family home comes with planning permission for a large loft and ground floor extension. There is no chain.

Tenure: Freehold  
Bromley Council Tax D £1842.00pa

- THREE BEDROOM PERIOD TERRACED HOUSE
- THROUGH RECEPTION ROOM
- CONTEMPORARY FITTED KITCHEN/DINER
- MODERN STYLISH UPSTAIRS BATHROOM SUITE
- BEAUTIFUL LANDSCAPED REAR GARDEN
- NO ONGOING CHAIN
- 4 MINUTES WALK TO PENGE EAST STATION
- 5 MINUTE WALK TO PENGE WEST STATION
- 5 MINUTE WALK TO CRYSTAL PALACE PARK
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)

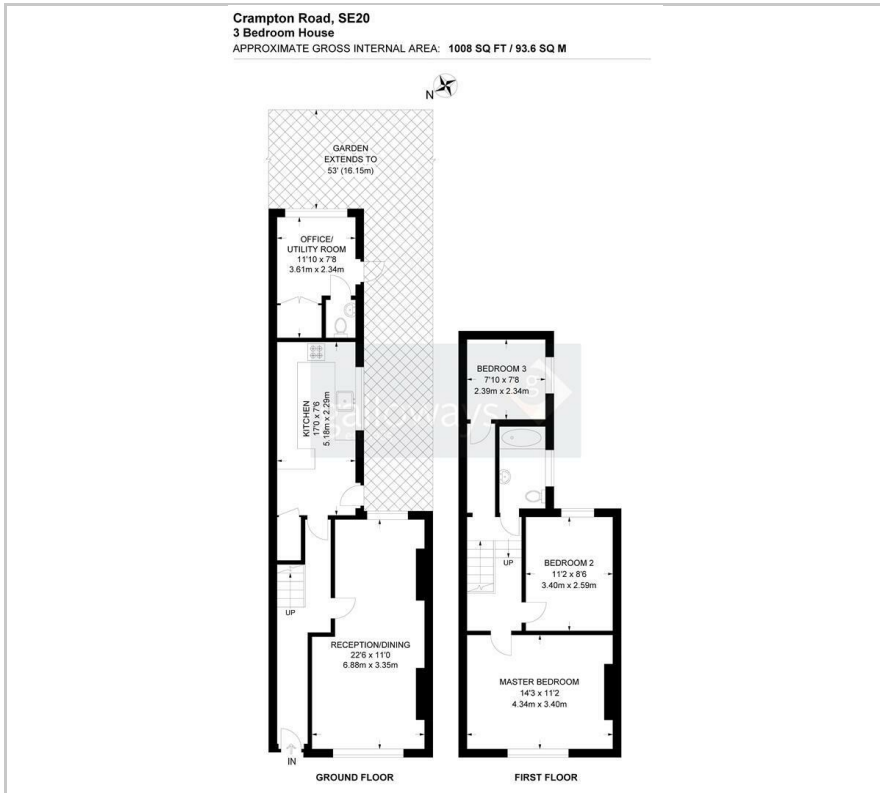
**Viewing**

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.





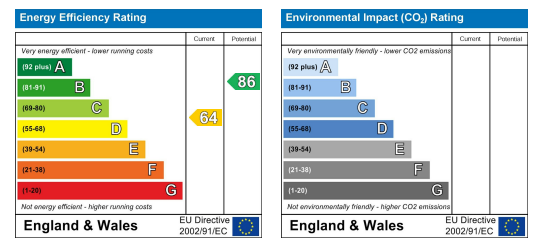
## Floor Plan



## Area Map



## Energy Efficiency Graph



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