



barnard marcus

Crampton Road, London SE20 7AT

welcome to

Crampton Road, London

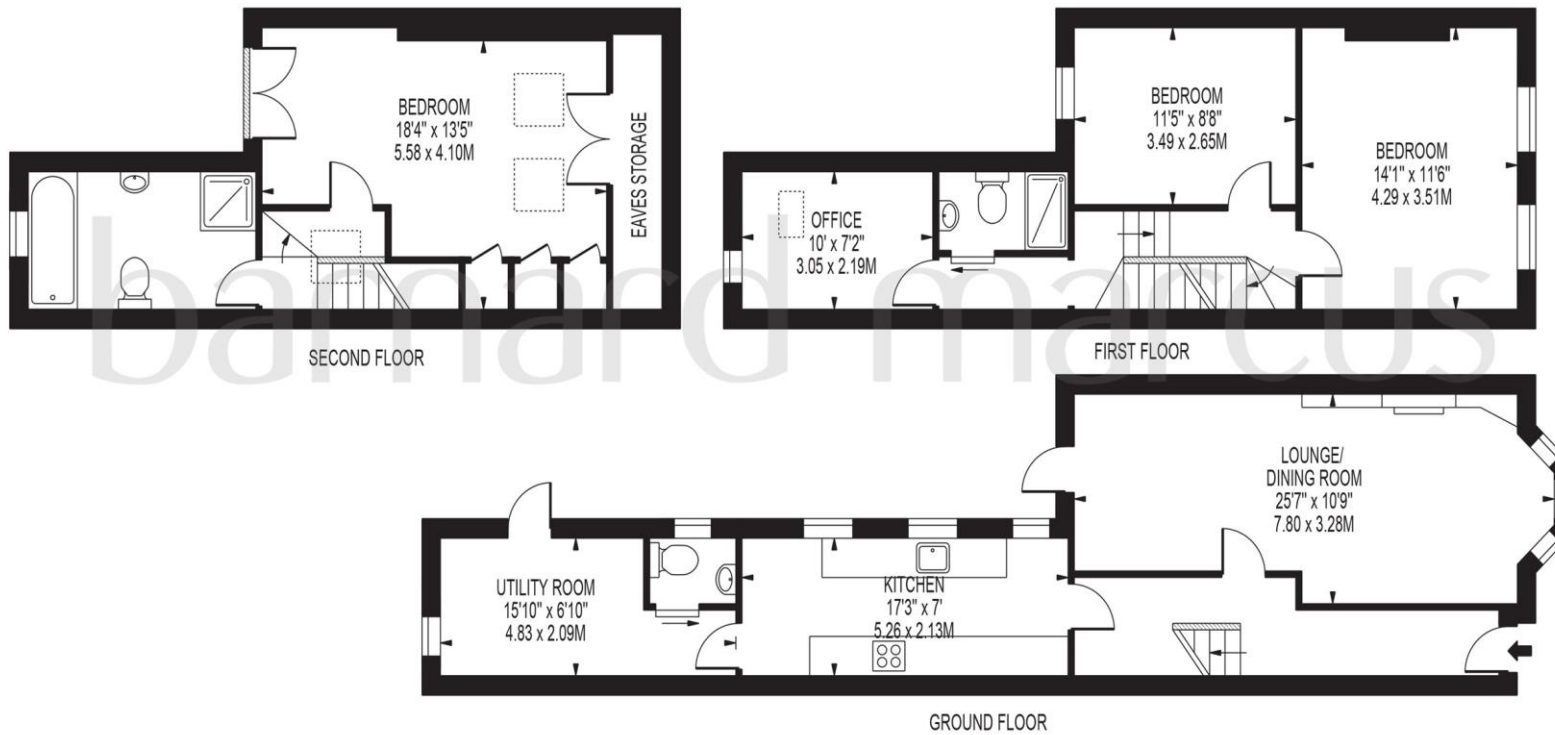
A beautifully restored and much loved 4 bed terraced family house conveniently positioned between Penge East/West, and 2 minutes away from Crystal Palace Park. The front of the house has been restored with traditional lime mortar. The entrance hallway is fitted with oak flooring and a radiator inset in the wall. The living/dining room is also has oak flooring, and a modern log burner. The kitchen has ample worktops, and a full-size fridge. The utility room has a toilet, storage and space for a full-size freezer/washer/dryer. The 1st floor has 3 bedrooms (one used as a study) and a guest shower room, accessed via a sliding door. The 2nd floor has a master bedroom, and a family bathroom with whirlpool bath and walk-in shower. The bathroom has views over the garden and SE London. The garden has a patio for outdoor dining, with the middle reserved for a mature apple tree and flowers. Decking at the back has a play area and shed. There is scope to extend to the side (STPP), with a large extension recently granted permission a few houses away. The sellers say: "We've loved this house for over 10 years, and it's given our daughters a very happy beginning." *A Japanese knotweed programme (with a transferrable insurance backed 10 yr guarantee) is in place. An area at the back of the garden was professionally capped with a copper backed membrane (no growth seen in 2 years). The latest RICS guidance suggests Management Category C applies, (2nd lowest impact, with no effect on mortgage lending), as there is no damage to any structure, and no impact on amenity. Please enquire for further info. *



CRAMPTON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1405 SQ FT - 130.55 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 41 SQ FT - 3.77 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Crampton Road, London

- Recently renovated 4 bed terraced house
- Loft conversion including large family bathroom
- Sunlit living room with solid oak flooring and modern log burner
- Guest shower room on first floor
- Rear Extension
- Southeast facing garden with patio, mature apple tree and large decked area
- Downstairs toilet and utility room
- Less than 5 minutes walk to Penge East/Penge West

Tenure: Freehold EPC Rating: Awaited

offers over

£750,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD102807



Property Ref:
SYD102807 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8776 9384



sydenham@barnardmarcus.co.uk



13 Sydenham Road, LONDON, SE26 5EX



barnardmarcus.co.uk