



Beulah Hill, SE19
Guide Price £850,000-£875,000

0208 702 9333
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In general

- Semi-detached house with garage
- Large rear garden
- Immaculately presented
- Three bedrooms
- Ground floor WC and utility room
- Potential for extension (STP)
- Ample off street parking

In detail

An immaculately presented three bedroom semi-detached house set back on a wide leafy residential road and available for sale with no onward chain.

This property has been maintained and improved through many years of ownership and now presents an ideal long-term opportunity for a young or growing family seeking a next step. Although partially extended to include a ground floor WC and utility space, this accommodation offers a wealth of options for further modifications or extension (STP) if desired. There is a sizeable light and bright through lounge / diner with double doors to outside and a recently modernised kitchen on the ground floor, as well as a welcoming entrance hall with beautiful original wooden parquet flooring. Upstairs there is a neat four piece bathroom with electric under floor heating and three bedrooms with fitted wardrobes. Also, lush green views of the surrounding area and Cityscape beyond. Externally there is ample off street parking and a garage (with electronically operated door), whilst the garden extends to 108 ft and provides a mature space to enjoy in summer months with a raised patio seating area - a larger than average plot for the area.

Beulah Hill is served by rail links at West Norwood and Gipsy Hill, whilst excellent bus routes run along the road including the X68 to Brixton tube. There are various amenities nearby at Crown Point and lots of green open spaces.

This characterful property should be viewed to be appreciated.

EPC: D | Council Tax Band: E



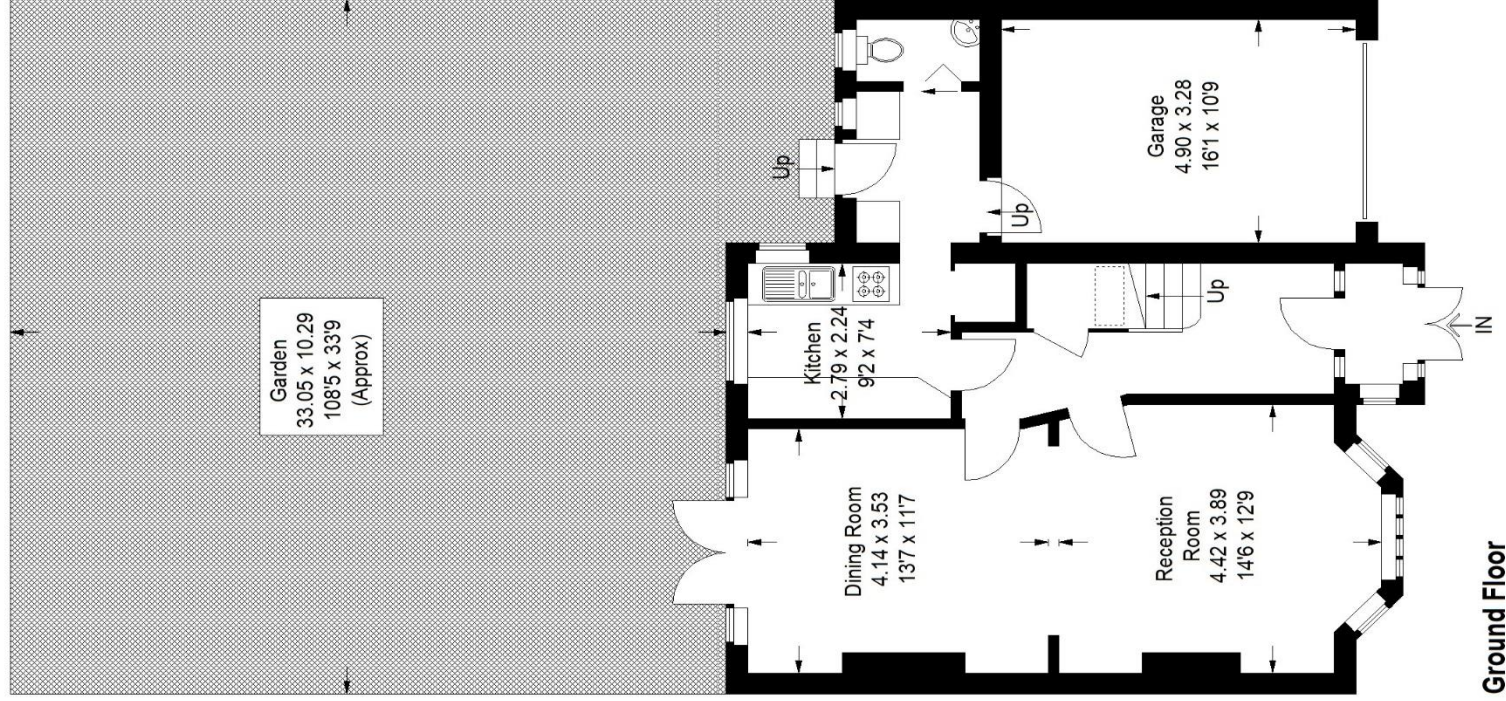
Floorplan



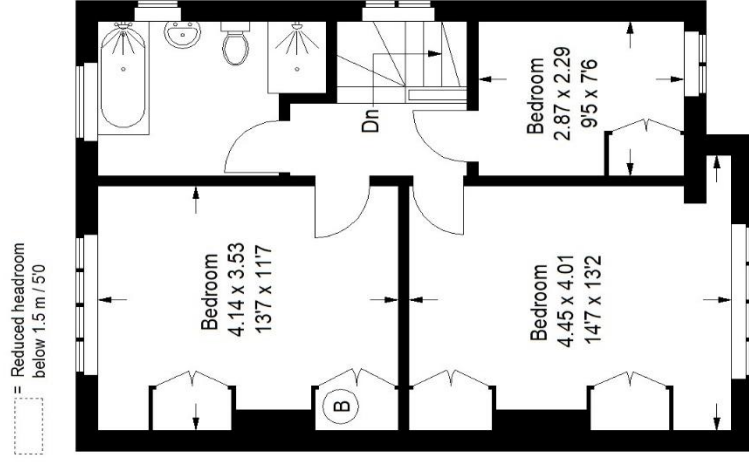
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Approximate Gross Internal Area
(Including Garage)

127.5 sq m / 1372 sq ft



Ground Floor



First Floor

☐ = Reduced headroom
below 1.5 m / 5'0"

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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, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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