



Thicket Road, SE20  
£485,000

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# In general

- Two bedrooms
- Nearby CP park
- High ceilings and character
- Close to multiple transport links
- Generous living space
- No onward chain
- Share of freehold

# In detail

A spacious two bedroom Victorian conversion available for sale with no onward chain, located on a highly sought after road in Anerley.

Situated on the hall floor, the property boasts 984 sq ft/91.4 sq m and comprises large reception room with fireplace, modern fitted kitchen with integrated appliances and well proportioned bathroom. Complete with tons of character throughout including large sash windows which flood the property with natural light, wooden flooring and high ceilings.

Thicket Road, SE20 is perfectly located close to the open space of Crystal Palace Park, transport links of Penge West, Anerley and Crystal Palace overground stations (London Bridge & Victoria). The local amenities of the surrounding area, including the popular 'Triangle' are also within walking distance.

EPC: E | Council Tax Band: C | Lease: 88 years remaining | SC: £120 | GR: £0 | BI: TBC



# Floorplan

## Thicket Road, SE20

Approximate Gross Internal Area  
91.4 sq m / 984 sq ft



 = Reduced headroom below 1.5 m / 5'0"



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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