



Belvedere Road, SE19 | £1,550,000

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# In General

- Three bedroom detached house
- Gated off street parking
- Highly regarded road
- No onward chain
- En suite shower room
- Characterful features
- 18ft 7 kitchen / diner
- Beautiful rear garden
- Separate study / home office
- Convenient for transport and amenities

# In Detail

A charming and characterful three bedroom detached house positioned on one of the most desirable roads in Crystal Palace, available for sale with no onward chain.

This extraordinary property was constructed between 1852 and 1855 when the area looked quite different to today, and has been under family ownership for nearly fifty years. The front is set back from the road and is screened by hedges and mature planting which provide privacy, along with gated off street parking. The house has been extended and improved over time, whilst retaining the period details and features that offer warm and inviting accommodation which is arranged over two levels. The first reception room has stripped wood flooring and is currently used as a music room, although provides a flexible space away from the main living area. A well-equipped 18ft 7 kitchen / diner is a great place to entertain friends and family, and leads to an impressive reception room with a sky light, solid oak flooring, an exposed feature brick wall, and double doors to outside. Beyond is a sizeable purpose built study / utility room and a handy WC. Upstairs there are three bedrooms, two of which are connected by Jack and Gill entrances to a modern four-piece bathroom with a separate walk-in shower. The remainder of this floor houses the main suite with a vaulted ceiling, a sunny solar powered remote control sky light, and a beautifully finished en suite with a rainfall shower and premium fittings.

Externally the rear garden is the jewel in the crown of the estate, extending to 95ft with a south-westerly aspect. This much loved and nurtured plot offers various useable areas to enjoy the greenery and bursts of colour, including a walled patio with fossilised sandstone (an ideal place to enjoy a book in the sunshine), various vegetable and fruit planting areas, a large green house, and a hard standing which could work well for a summer house or separate outside office.

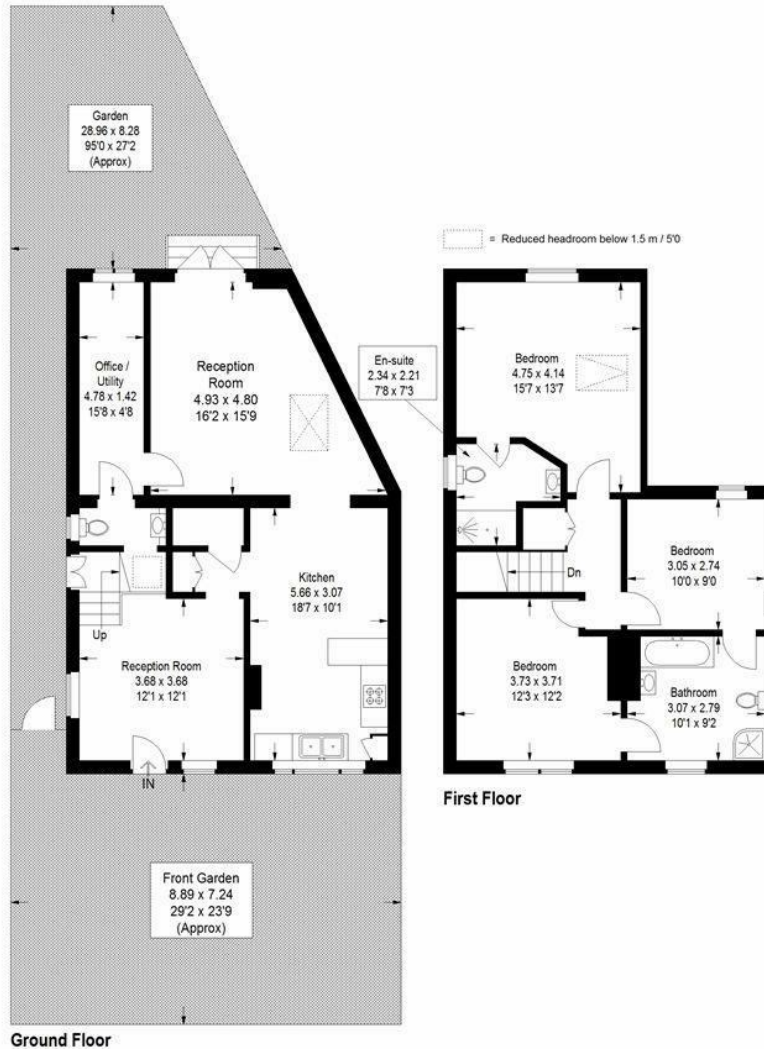
EPC: D | Council Tax Band: D



# Floorplan

Belvedere Road, SE19

Approximate Gross Internal Area  
131.4 sq m / 1414 sq ft



Ground Floor

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.

Energy Efficiency Rating												
Current	Potential											
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England & Wales	EU Directive 2002/91/EC											

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