



Pleydell Avenue, SE19 | Guide Price £650,000

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# In General

- Three double bedrooms
- Mid-century town house
- Off street parking
- Additional shower room
- Sough after cul de sac
- Access to a large green
- Moments from Crystal Palace station and the park
- Light and bright accommodation

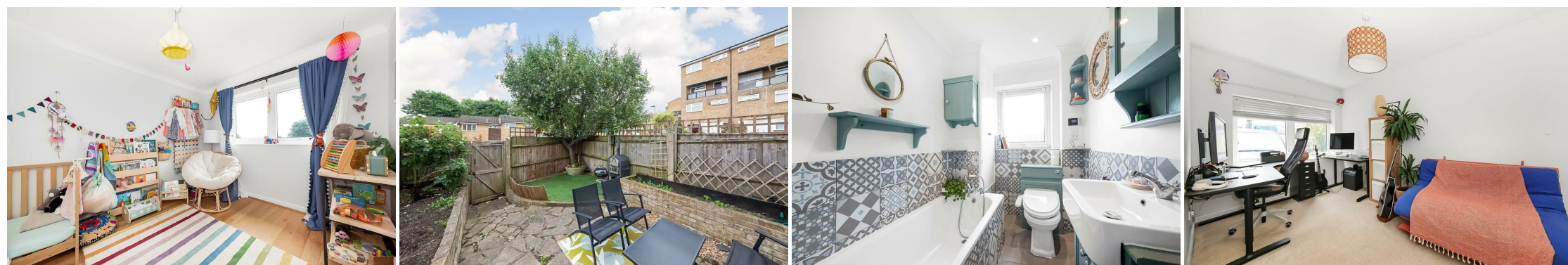
# In Detail

Guide Price £650,000-£700,000. A three double bedroom mid-century town house forming a very popular cul de sac moments from Crystal Palace station.

This light and bright property offers flexible accommodation and is arranged over three floors. The entrance level comprises of the third bedroom, a WC, and a shaker-style kitchen that has plenty of storage space, with doors to outside. Upstairs is a through lounge / diner with stripped wood flooring and is effectively partitioned by a stairwell and supporting beams. The top floor houses two further bedrooms, a bathroom, and a separate shower room. Externally there is a neat low maintenance rear garden with a gate to a large green and off street parking at the front.

Pleydell Avenue is a quiet tree-lined road made up of mainly period houses and is a community-orientated neighbourhood. Transport links are excellent, as is access to the many shopping and leisure options which are nearby at the central Triangle.

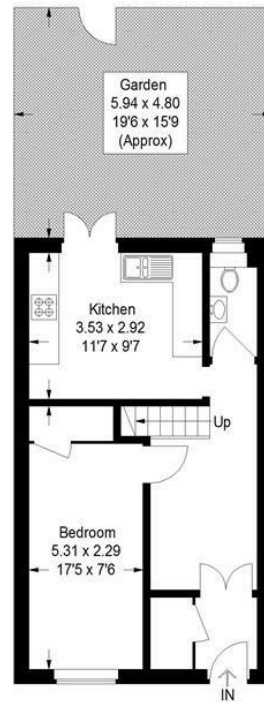
EPC: C | Council Tax Band: E



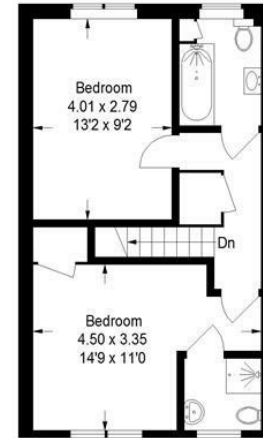
# Floorplan

Pleydell Avenue, SE19

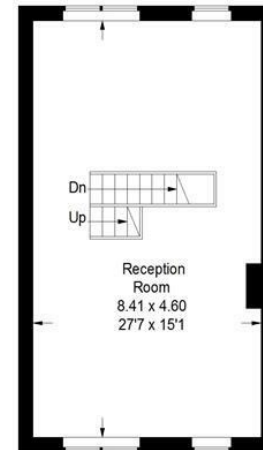
Approximate Gross Internal Area  
115.9 sq m / 1248 sq ft



Ground Floor



Second 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			85
81-101) B			
69-80) C		69	
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	