



Maple Road, SE20 | £1,250,000

02087029333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Double-fronted semi-detached house
- Five bedrooms
- Three spacious reception rooms
- Two modern bathroom suites
- Beautiful rear garden with side access
- Off street parking
- New electrics and plumbing throughout
- Substantial basement for storage

In Detail

A characterful five bedroom double-fronted semi-detached house well placed for multiple transport links and parkland.

The property has been substantially upgraded throughout by the current owners who have been sympathetic to the period details, offering a warm, inviting, and an ideal long-term family home. The accommodation is arranged over two levels and totals 2,421sq ft / 224.9sq m, with excellent proportions and has been re-modelled at the rear to create a spacious family room / entertaining space just off the kitchen. The front reception extends to 18.9ft and features stripped wood flooring, a striking fireplace, beautiful coving, and a sunny bay window. The second reception is almost as large as the first, and the third is currently used as a play room, providing a flexible arrangement; whilst the kitchen has been modernised to make the most of the ceiling height with lots of storage and work space, also quartz countertops - a perfect space for both serious and occasional cooks.

Upstairs there are four double bedrooms and a study, as well as a tastefully finished bathroom with a roll-top bath and a custom double sink, also a separate shower room with a walk-in shower. The attic is very generously proportioned and, whilst excellent for ample storage, could be extended (STP) to create further bedrooms or a master suite if desired. Externally there is a low maintenance rear garden with side access, surrounded by greenery and benefitting from a sunny southerly aspect. Also, off street parking at the front. Further benefits include replacement double glazed sash windows, an improved heating system and replacement radiators, replacement roof in 2016, and a substantial basement.

Maple Road is conveniently situated for Anerley, Birkbeck, and Penge East rail links, as well as Crystal Palace Park, and an array of amenities nearby on the High Street. Prominent nearby schools include Stewart Fleming, James Dixon, St John's, Churchfields, and Harris Academy.



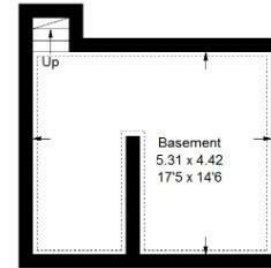
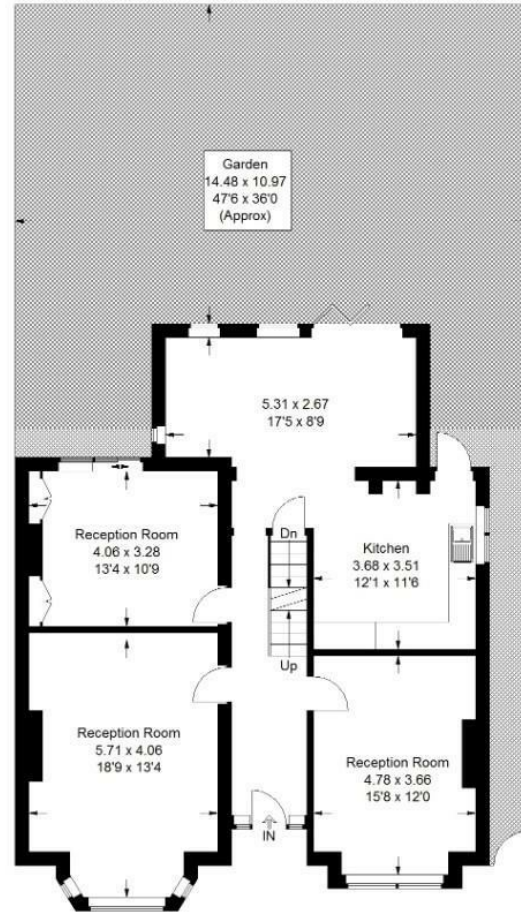
Floorplan

Maple Road, SE20

Approximate Gross Internal Area
224.9 sq m / 2421 sq ft



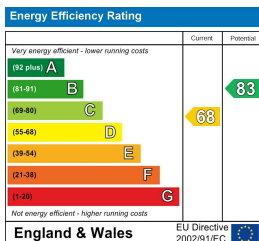
= Reduced headroom below 1.5 m / 5'0"



Ground Floor

First Floor

Copyright www.pedderproperty.com © 2024
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.