



Braybrooke Gardens, SE19 | £825,000

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## In General

- Four bedrooms
- Beautifully upgraded
- Highly regarded location
- 30ft kitchen / reception
- Off street parking
- Close to the centre of town
- Luxury bathroom

## In Detail

A neatly finished four bedroom link-detached house set with a small quiet cul-de-sac in a very popular location, moments from the Crystal Palace Triangle.

The property has been beautifully upgraded throughout and remodelled on the ground floor to include a fourth bedroom / second reception room. The main living space extends to 33ft and incorporates an open-plan kitchen which is perfect for those who enjoy entertaining and busy families who prefer a more social arrangement. The kitchen includes integrated appliances, ample storage, quartz surfaces, and a sit-up breakfast bar. Upstairs there are three bedrooms (the largest with fitted wardrobes) and a luxury bathroom with a separate rainfall shower and smart stainless fittings. Externally there is a low maintenance rear garden and off street parking for two cars.

Further points to note include a downstairs WC, solid wood flooring, and a handy utility space at the front of the garage.

Braybrooke Gardens is accessed from the highly regarded Fox Hill and is primarily served by both Crystal Palace and Gipsy Hill rail links. There is close proximity to Westow Park and Crystal Palace Park which hosts a variety of events throughout the year.

EPC: E | Council Tax Band: E



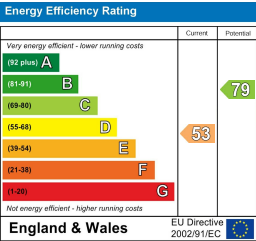
# Floorplan

## Braybrooke Gardens, SE19

Approximate Gross Internal Area  
107.1 sq m / 1153 sq ft  
Garage = 4.6 sq m / 49 sq ft  
Total = 111.7 sq m / 1202 sq ft



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