

Colby Road, SE19 | £795,000

020 8702 9333 crystalpalace@pedderproperty.com











In General

- Well presented mid-century house
- Sought after location
- No onward chain
- Extension potential (STP)
- Sunny rear garden
- Garage
- 18ft kitchen / diner
- · Close to schools and transport links

In Detail

A very well presented and rarely available three bedroom mid-century semi-detached house forming a quiet residential road moments from Gipsy Hill station.

This fresh and inviting property is arranged over two levels and offers neutrally decorated accommodation to be immediately enjoyed, providing an ideal long-term opportunity. The entrance level has been modified to include a socially open-plan 18ft kitchen / diner which has ample prep and storage space, also a sit-up breakfast bar. This light and bright room benefits from under floor heating and makes an ideal area for entertaining friends and family, or enjoying a meal overlooking the garden. A separate utility room is accessed off of the kitchen and is a handy space to keep laundry and other items out of the way. The front reception room makes a cosy and comfortable evening retreat and features a gas fireplace and a large window for lots of natural light. Upstairs there are three bedrooms, ample fitted storage, and a bathroom finished with travertine tiling, premium fittings & underfloor heating. Externally there is a pretty cultivated rear garden with a raised patio seating area and a sunny south-westerly aspect. This low maintenance space includes side access and provides the perfect platform for quiet relaxation or barbeques on summer days.

For those looking to increase the space over time, the potential to extend or remodel (STP) is huge with precedent already set for loft / garage conversions and other extensions.

Colby Road is located off of Dulwich Wood Avenue and Gipsy Hill which is ideal for the abundance of amenities at the Crystal Palace Triangle, also Gipsy Parade, and slightly further to West Dulwich. If schools are a consideration then Paxton, Kingswood, and Dulwich Wood Primaries are all nearby.

No onward chain.

EPC: C | Council Tax Band: E



















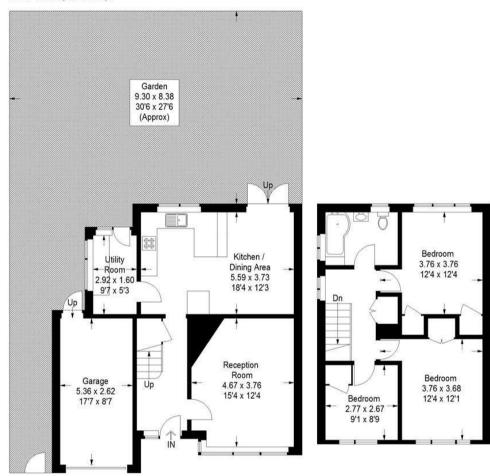


Floorplan

Colby Road, SE19

Approximate Gross Internal Area 101.1 sq m / 1088 sq ft Garage = 14.6 sq m / 157 sq ft Total = 115.7 sq m / 1245 sq ft



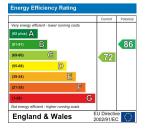


Ground Floor

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.