



Telford Close, SE19 | Guide Price £600,000

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# In General

- Central location
- Two bedroom freehold house
- Modernised kitchen and bathroom
- Sunny rear garden
- Garage (Leasehold)
- Convenient for CP and Gipsy Hill rail links

# In Detail

\*GUIDE PRICE: £600,000 - £625,000\* A neatly presented two double bedroom end of terrace freehold house centrally positioned in the heart of the Crystal Palace Triangle.

This fresh and inviting accommodation has been upgraded throughout to offer an immediately enjoyable home in a very convenient location. The kitchen has contemporary units with integrated appliances and has been cleverly designed to make the most of the space. Downstairs there is underfloor heating throughout, and the bold use of contrasting colour in the reception works well with solid wood engineered flooring and a bright westerly aspect. Upstairs there are two well proportioned bedrooms (the larger with fitted wardrobes), recently fitted bathroom with a rainfall shower, and access to a fully-boarded loft space.

Externally there is a well maintained sunny rear garden with a patio seating area, water and electrical outlets, and boxed planters. Also, residents' parking and a leasehold garage en bloc.

Telford Close is a quiet street which offers immediate access to all of the bars, restaurants, and shopping options of Crystal Palace. There is close proximity to both Gipsy Hill and Crystal Palace rail stations, and Crystal Palace Park.

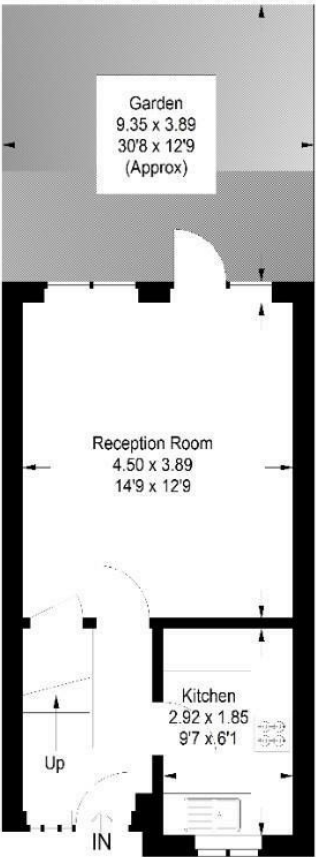
EPC: C | Council Tax Band: D | Garage: Lease: 54 years remaining | SC: £650pa | GR: £100pa



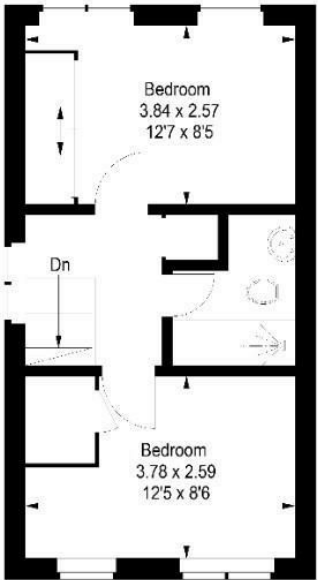
# Floorplan

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Approximate Gross Internal Area  
58.2 sq m / 626 sq ft

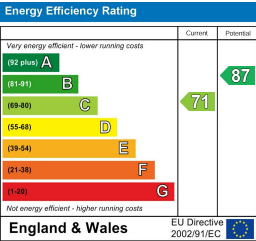


Ground Floor



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  
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