



Waldegrave Road, SE19 | £1,550,000

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# In General

- Double-fronted semi-detached house
- Period features
- Central location
- Rarely available
- Five bedrooms
- 2750 sq ft / 255.5 sq m

# In Detail

An attractive five bedroom double-fronted Victorian semi-detached house positioned on the favourable section of a popular, centrally located street just off of Belvedere Road.

This characterful property is brimming with period detail and has been improved, remodelled and upgraded by the current owners to offer a warm and inviting family home.

A welcoming entrance hall divides the principle reception room and a generous kitchen diner, with a tiered seating area and bi-fold doors to the garden.

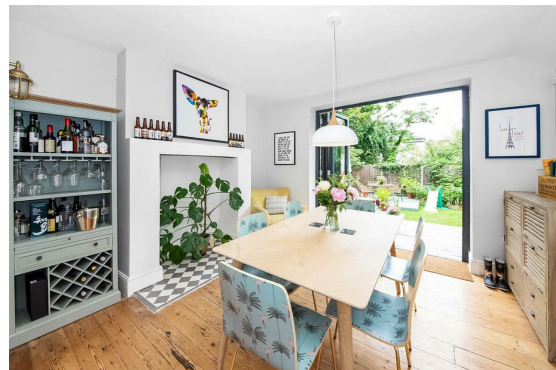
A long list of features include stripped wood flooring, high ceilings, marble surround fireplaces and wooden sash windows to name a few. Other points to note such as cellar and loft storage, a handy utility room, ground floor WC, five double bedrooms and a luxury bathroom.

Externally there is a beautifully planted rear garden with a south-easterly aspect - ideal for enjoying sunny days.

This rarely available style is moments from a wealth of leisure and shopping options at the centre of town, also Crystal Palace station and the park.

A house that should be seen to be appreciated.

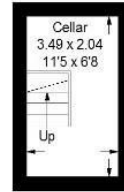
EPC: E | Council Tax Band: F



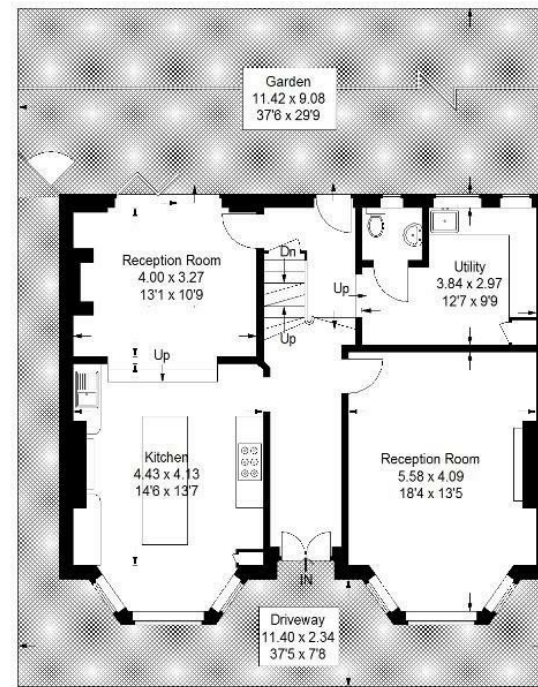
# Floorplan

## Waldegrave Road, SE19

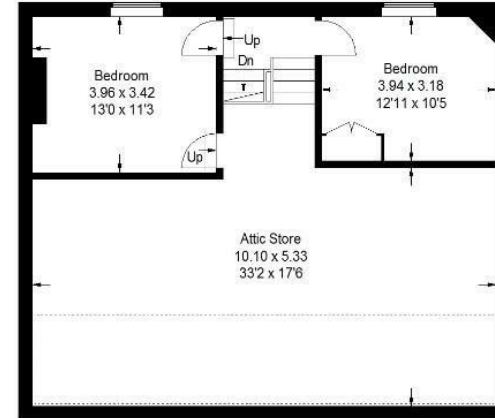
Approximate Gross Internal Area  
 Cellar = 7.0 sq m / 75 sq ft  
 Ground Floor = 83.8 sq m / 902 sq ft  
 First Floor = 78.8 sq m / 848 sq ft  
 Second Floor = 85.9 sq m / 925 sq ft  
 Total = 255.5 sq m / 2750 sq ft



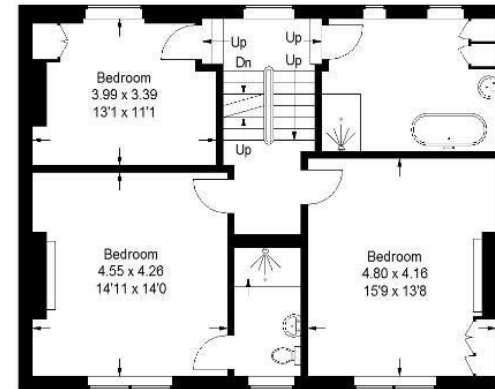
Cellar



Ground Floor



Second Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"

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

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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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