

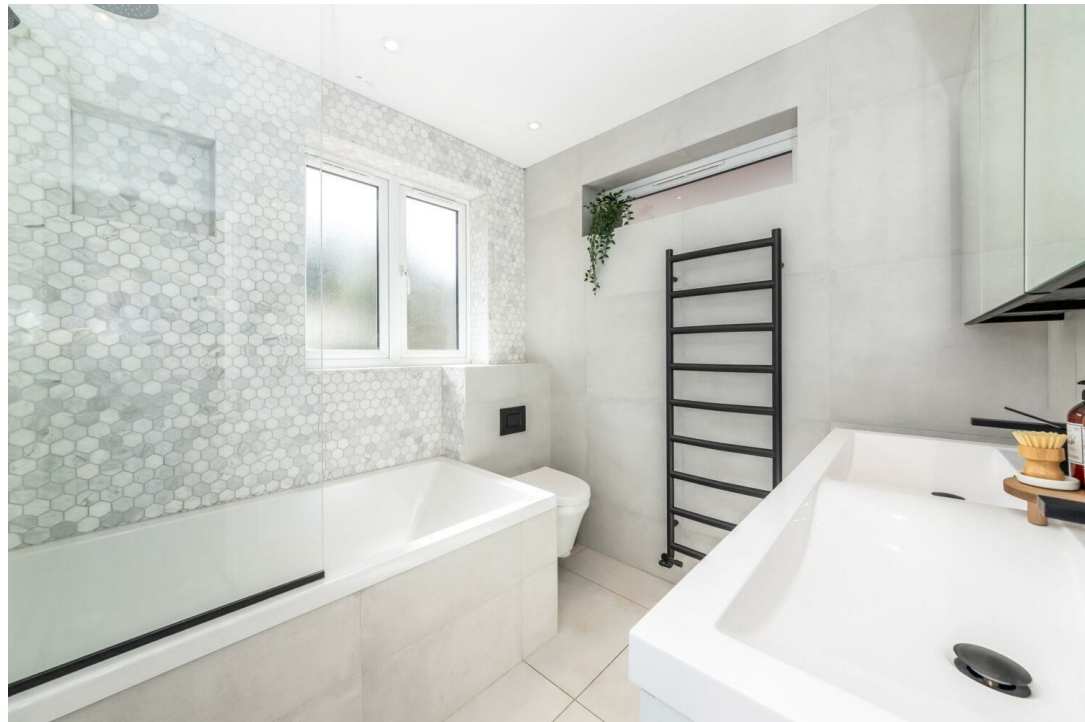


Patterson Road, SE19 | Guide Price £1,150,000

02087029333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Four bedroom semi-detached house
- Central location to the Triangle
- Nearby Crystal Palace station and the park
- Under floor heating
- Sunny landscaped secluded rear garden
- No onward chain
- Off street parking for two cars
- Large kitchen / diner with pantry
- New double glazing

In Detail

A beautifully finished and much upgraded four bedroom, two bathroom semi-detached house forming part of a very highly regarded residential road in central Crystal Palace.

This fresh and inviting accommodation has been remodelled and extended beyond the original build to create accommodation that caters more comfortably for the demanding needs of a family, or simply for those who prefer a contemporary living space with room for entertaining and relaxing with friends and family.

The internal area extends to 1630 sq ft / 151.4 sq m and includes a front reception room and a spacious entrance lobby which could work well as a home working space, with a separate utility room beyond. The rear of the property is a very generous, light and bright kitchen / diner that forms the heart of the house. This open-plan arrangement includes a contemporary kitchen with ample storage space, integrated appliances, quartz surfaces, and an induction hob. Newly fitted solid wood chevron flooring connects to a lounge area with bi-fold doors to a freshly landscaped garden and offers a nicely separated area for everyday life. The first floor comprises of the main bathroom with a double vanity sink, matt black fittings, and under floor heating. Also, three bedrooms. The top floor houses a further 20ft bedroom with lots of eaves storage and a separate shower room.

Externally the garden has been professionally finished with a flat lawn and large patio area, lighting, and power. There is also the benefit of a sunny southerly aspect - perfect for summer barbeques or a quiet retreat on weekends and evenings. There is also, rare, off street parking for two cars at the front of the property.

Patterson Road forms part of a community-orientated spot that offers immediate access to the bustling Triangle, 200 acres of parkland, and the station. Popular local schools include both Paxton and Kingswood Primaries.


EPC: D | Council Tax Band: E

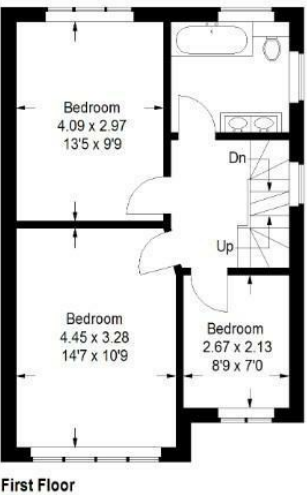
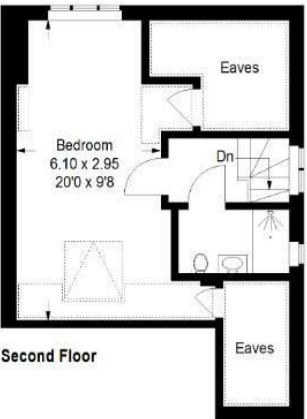
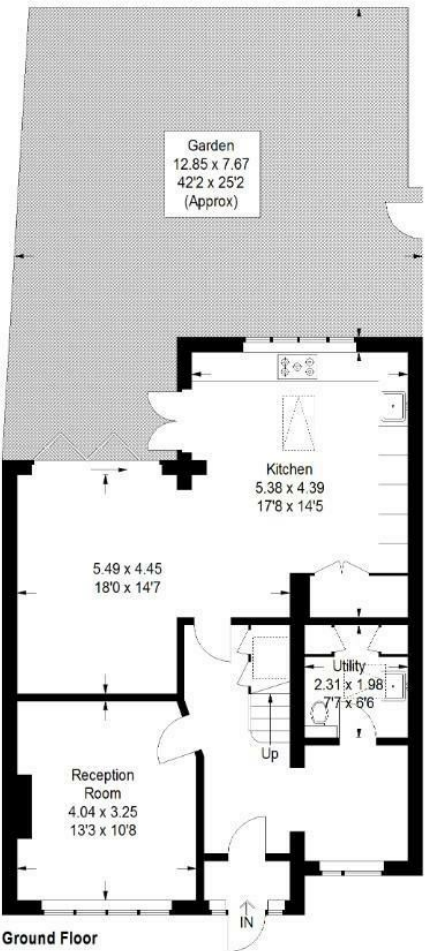


Floorplan

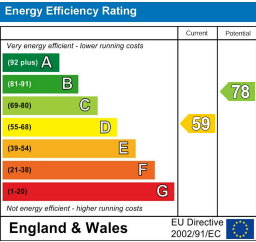
Patterson Road, SE19

Approximate Gross Internal Area (Excluding Eaves)
151.4 sq m / 1630 sq ft

 = Reduced headroom below 1.5 m / 5'0"



Copyright www.pedderproperty.com © 2025
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.