



Maryland Road, CR7 | £750,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Four bedroom semi-detached
- 1887 sq ft / 175.3 sq m
- 23ft kitchen diner
- Separate study room
- 116ft rear garden
- Off street parking and a garage
- Downstairs WC
- Separate shower room

In Detail

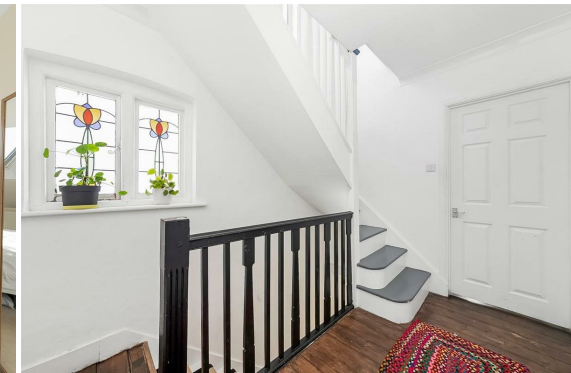
A very generously proportioned four bedroom, two bathroom semi-detached house forming a popular residential road on the America's Estate.

The property has been extended and remodelled, yet still provides options for a new owner to expand further (STP) if desired. Arranged over three levels, the accommodation totals 1887 sq ft / 175.3 sq m and has balanced living and sleeping space which would suit a young or growing family. The entrance floor comprises a light and bright front reception room with stripped wood flooring and a sunny southerly aspect. Also, a separate study which is handy for home working. The remainder is made up of a 23ft kitchen / diner with a breakfast bar and a 33ft tandem garage with a WC. The first floor has three bedrooms and the main bathroom, whilst the top floor houses a 20ft x 11 ft bedroom with a Juliette balcony, a separate contemporary shower room, and ample eaves storage.

Externally the garden extends to 116ft which is difficult to find in London, with a separate seating area to make the most of sunny summer days, surrounded by lush greenery. Also, off street parking at the front.

Maryland Road benefits from good transport links and local amenities, contributing to its appeal as a residential location. The area offers a blend of suburban tranquillity and urban convenience, making it a desirable place for families and professionals alike.

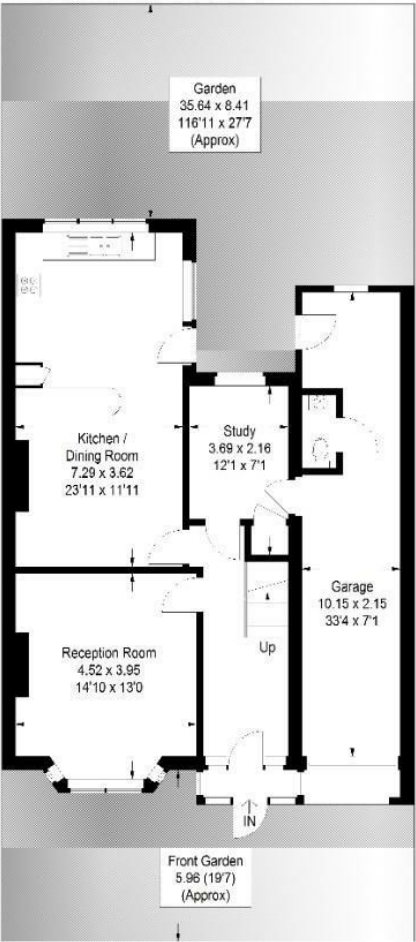
EPC: D | Council Tax Band: E



Floorplan

Maryland Road, CR7

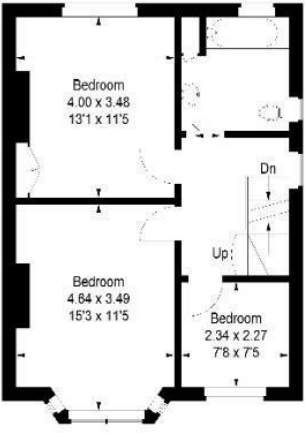
Approximate Gross Internal Area
(Including Garage / Excluding Eaves)
175.3 sq m / 1887 sq ft



Ground Floor

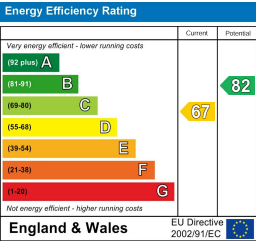


Second Floor



First Floor

Copyright www.pedderproperty.com © 2025
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn 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.