



Grange Road, SE19 | Guide Price £625,000

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# In General

- Three bedroom family house
- Characterful feel throughout
- Generous rear garden
- Potential for loft conversion (STP)
- Spacious kitchen / diner

# In Detail

*\*Guide price £625,000 - £650,000\**

A warm and inviting three-bedroom home, beautifully positioned on one of the more desirable stretches of a residential road in Crystal Palace.

Decorated in rich contemporary tones and enhanced by characterful features, this property offers a comfortable and stylish long-term home.

The ground floor opens with a welcoming front reception room featuring an open fireplace, shuttered bay window, stripped wood flooring, and bespoke cabinetry.

To the rear, a spacious kitchen/diner combines a modern fitted kitchen, skylight and double doors to the garden, the perfect setting for family life, entertaining friends, or simply enjoying the space. A convenient ground-floor WC completes this level.

Upstairs are three bedrooms (two with fitted wardrobes) and a well-appointed bathroom. All front-facing windows throughout the property are fitted with shutters, adding both charm and privacy.

The rear garden extends approximately 64ft, with a patio seating area leading onto a flat lawn surrounded by mature planting and enjoying an easterly aspect.

Popular with young families, these homes also lend themselves well to future extension or loft conversion (STP), with local precedent already set in the area.

The current owners are only moving on as their family is growing and they're relocating out of London, it has been a much-loved first home and a wonderful place to raise a family.

Crystal Palace itself has built a reputation as one of London's coolest neighbourhoods, blending green open spaces with a thriving independent food, drink, and arts scene, all within easy reach of central London. The vibrant Crystal Palace Triangle, with its independent shops, cinema, cafes and restaurants, is just a brief walk away.

Free street parking is also available, adding to the everyday convenience of this home.

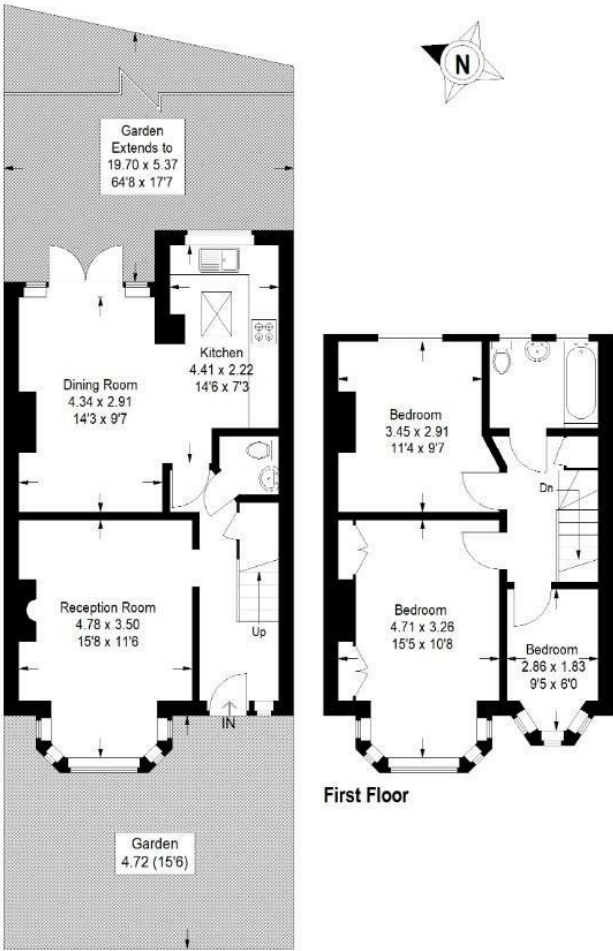
Council Tax Band: D | EPC: D



# Floorplan

## Grange Road SE19

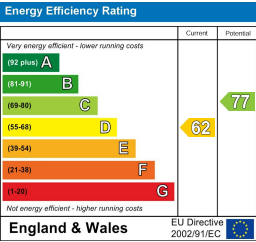
Approximate Gross Internal Area  
Ground Floor = 48.0 sq m / 517 sq ft  
First Floor = 41.0 sq m / 441 sq ft  
Total = 89.0 sq m / 958 sq ft



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 and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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