



Grange Road, SE19 | Guide Price £625,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



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.

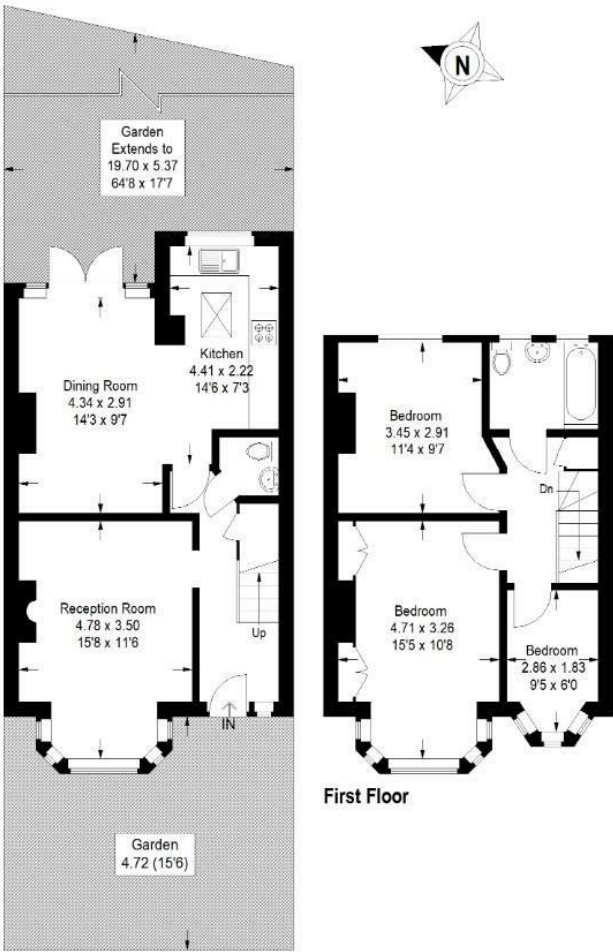
Council Tax Band: D | EPC: D



Floorplan

Grange Road SE19

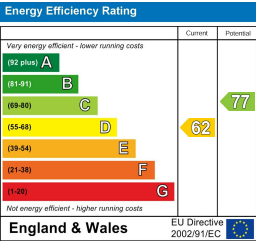
Approximate Gross Internal Area
Ground Floor = 48.0 sq m / 517 sq ft
First Floor = 41.0 sq m / 441 sq ft
Total = 89.0 sq m / 958 sq ft



Ground Floor

First Floor

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.