



Crescent Wood Road, SE26
£850,000

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In general

- A bright and spacious semi-detached house for sale
- Four bedrooms
- Family bathroom
- Large double reception room
- Kitchen, downstairs cloakroom
- Integral garage
- Off street parking
- Mature south facing garden measuring 47'
- Offered with no onward chain

In detail

A bright and spacious semi-detached house for sale situated on this popular residential road running off Sydenham Hill and located just a short distance from the popular Dulwich Woods.

The property has accommodation arranged over two floors comprising four bedrooms, family bathroom, large double reception room, kitchen, downstairs cloakroom and integral garage. Externally to the front there is off street parking and to the rear there is a lovely mature, south facing garden measuring 47'.

The property is situated on this popular residential road running off Sydenham Hill well located for access to Dulwich Village, East Dulwich and Crystal Palace which offer a wide variety of shopping and leisure facilities, excellent schools and popular parks. Rail links to central London are from nearby Sydenham Hill (London Victoria/London Blackfriars), Crystal Palace (London Bridge/London Victoria) and Sydenham (London Bridge/Thameslink).

The property does require modernisation but offers an incoming buyer a unique opportunity to create their ideal family home.

Offered with no onward chain.

EPC: D | Council Tax Band: F



Floorplan

Crescent Wood Road, SE26

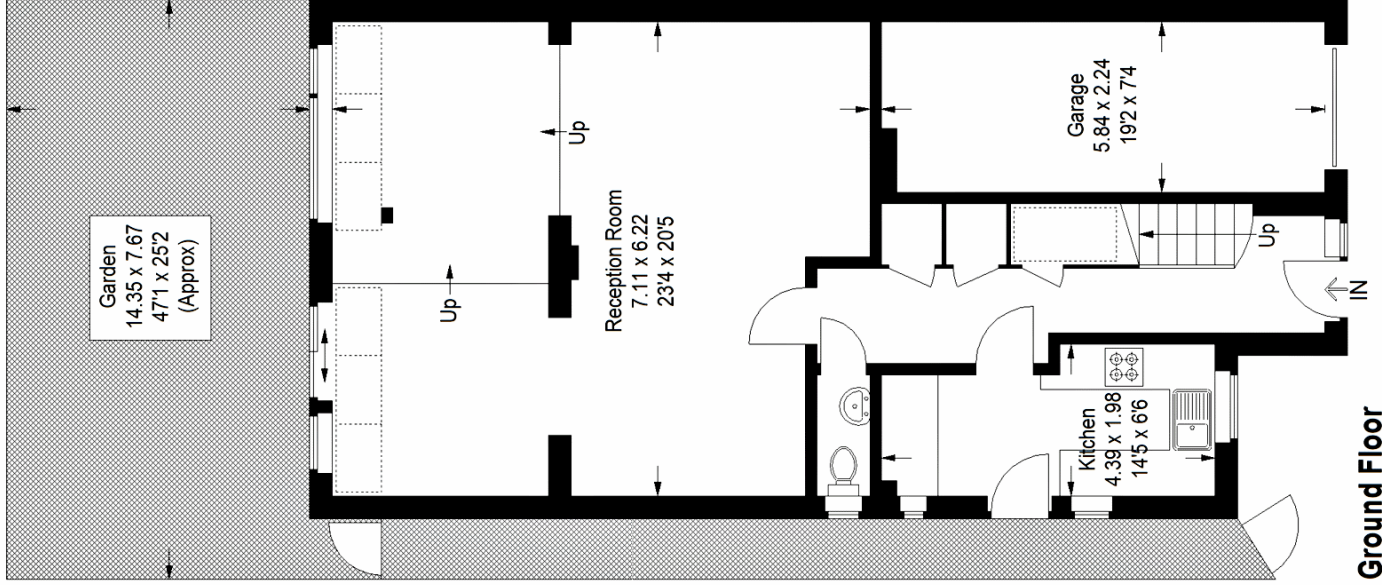
Approximate Gross Internal Area

Ground Floor = 65.0 sq m / 700 sq ft

First Floor = 53.1 sq m / 571 sq ft

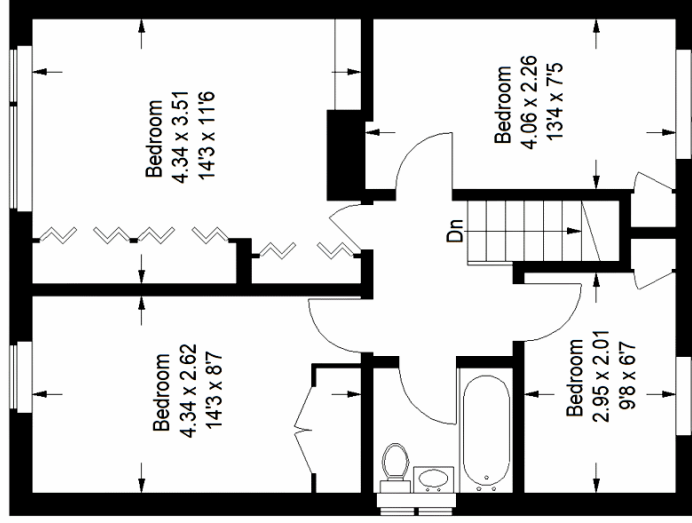
Garage = 13.3 sq m / 143 sq ft

Total = 131.4 sq m / 1414 sq ft



Ground Floor

= Reduced Headroom Below 1.5 M / 5'0"



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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