



Crystal Palace Road, SE22
Guide: £950,000 - £1,000,000

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In general

- CHAIN FREE
- Four double bedrooms
- Semi detached period house
- 57 ft garden
- Potential to extend STPP
- Gentle modernisation required
- Residential, tree lined street
- Excellent school catchment

In detail

CHAIN FREE – Spacious, charming and bundles of potential to extend and modernise this semi detached family home in the heart of East Dulwich.

Crystal Palace Road is enviably located for the excellent primary and secondary schools of SE22 as well as the gorgeous parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.9 miles) and Peckham Rye station (1.4 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell.

Boasting over 1,550 Sq Ft of internal space with plenty of potential to loft extend and kitchen extend within permitted development. There is a 57-ft west-facing garden with mature shrubs which backs onto the grounds of Heber Primary School. There is a 19-ft kitchen diner, a 15-ft bay-fronted reception room and further back reception facing onto the side-return. Upstairs are four comfortable double bedrooms including a 17-ft principal room and an upstairs WC.

*The vendor has advised that there is some historic cracking on the party wall.

EPC: D | Council Tax Band: E



Floorplan

Crystal Palace Road, SE22

Approximate Gross Internal Area
(Excluding Storage)

144.9 sq m / 1560 sq ft



▭ = Reduced headroom
below 1.5 m / 50



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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