



Phoenix Road, SE20 | £995,000

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In General

- Highly sought after location
- Through reception with log burner
- Kitchen / dining room
- Five double bedrooms
- Bathroom and shower room
- Plenty of storage (inc for bikes)
- Landscaped garden
- Excellent location
- Very close to Crystal Palace

In Detail

A stunning five bed, two bath, Victorian home, with a gorgeous landscaped garden, positioned really closely to plenty of amenities, good local schools and great transport links.

The owners have created an inspiring, beautifully balanced home maintaining a strong focus on sustainability, efficiency and simple, effective design.

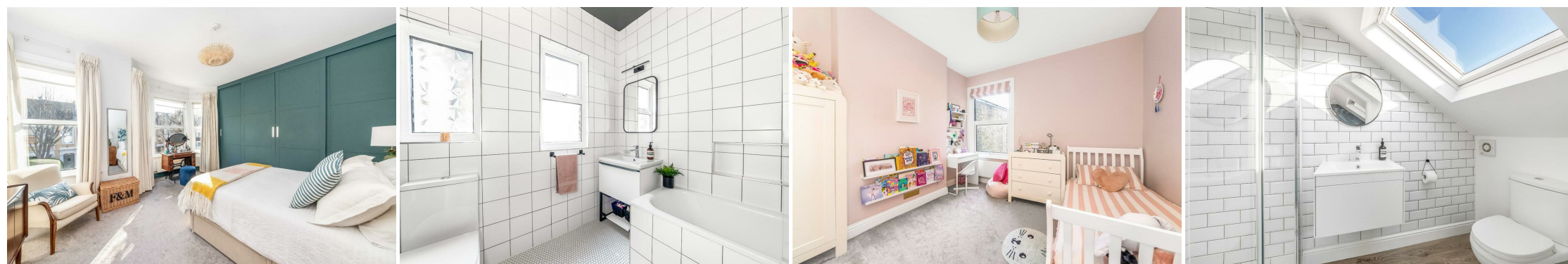
The through reception feels like a naturally inviting space to relax, beautifully lit during the day by the generous bay window, and decorated in earthy hues, the space is calming. As the evening closes in there is a brilliant log burner which heats up the space with ease and makes for a cosy lounge area. The kitchen / dining room provides plenty of space to gather, cook and socialise and comprises a range of high gloss cabinetry, Quartz worktops, high quality fitted appliances including a dishwasher and range cooker. The space then opens into the garden room, an illuminated space which has been designed to be comfortable throughout the seasons, and offers a sense of tranquillity with views of the gardens.

Upstairs is equally impressive, with five double bedrooms arranged over two levels, a fresh, contemporary bathroom with a deep bath tub and shower room, both finished in monochrome tiling.

To the rear the garden is a hidden oasis, tucked away from the world, offering a sense of tranquillity. Framed by smart horizontal fencing, it features an Indian flagstone patio, raised beds and directed lighting; the perfect space for entertaining or simply relaxing.

Phoenix Road sits within easy reach of Crystal Palace Park, the bars and restaurants along both Penge and Sydenham High Streets, and the excellent transport links that this part of South East London is known and loved for including Penge East (Victoria) and Penge West (London Bridge) rail.

EPC: TBC | Council Tax Band: D

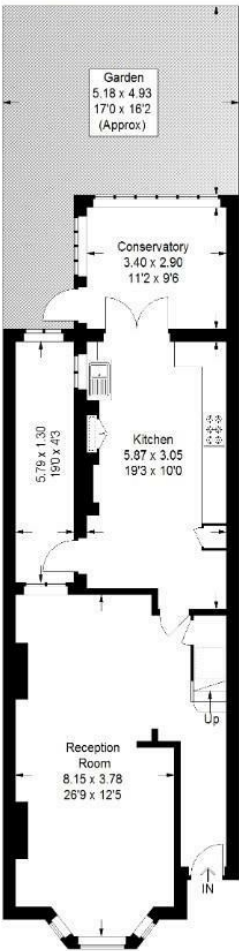


Floorplan

Phoenix Road, SE20

Approximate Gross Internal Area
173.1 sq m / 1863 sq ft

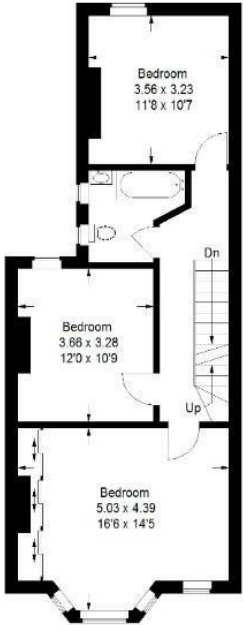
Reduced headroom
below 1.5 m / 5'0"



Ground Floor



Second 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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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