



Phoenix Road, SE20 | £975,000

02087029777

[sydenham@pedderproperty.com](mailto:sydenham@pedderproperty.com)

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# In General

- Beautiful Victorian home
- Overlooks the historic Alms houses
- Through reception
- Kitchen / dining room
- Four double bedrooms
- Bathroom and shower room
- South facing garden
- Excellent transport links
- Very close to Crystal Palace park

# In Detail

This characterful four bedroom, two bathroom Victorian home features a sun-drenched, south-facing garden, set against the picturesque backdrop of the historic alms-houses, and is located close to excellent transport links, green open spaces and a range of coffee houses, restaurants and shops.

The home has been sensitively modernised and the integrity maintained, showcasing the period detailing throughout.

The through reception feels like a naturally inviting space to relax, beautifully lit during the day by the generous bay window, and decorated in powdery hues, calming the space. As the evening closes in there is a wood burner in the front reception which makes for a cosy lounge area.

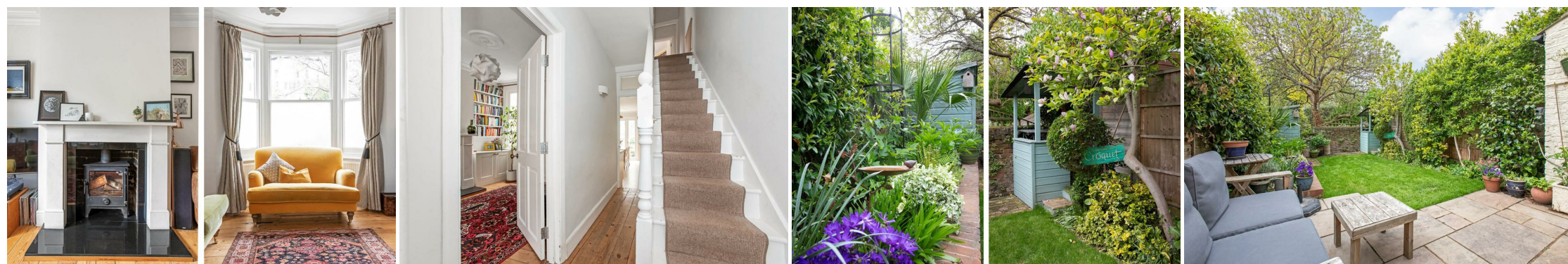
The kitchen / dining room is charming comprising a range of cabinetry providing plenty of storage, wood block work surfaces, Butlers sink and high quality fitted appliances including a double oven, dishwasher and gas hob. There is good dining space for families to gather for meals and French doors frame a lovely view of the rear garden.

Upstairs is equally impressive, with four double bedrooms arranged over two levels, a bathroom with a deep bath tub and a shower room, both finished in neutral tiling. The bedroom on the upper floor enjoys leafy open views that stretch across tree tops and Waterman's Square, creating the feeling of a countryside retreat, a rarity for a London home.

To the rear the garden is a hidden oasis, tucked away from the world, offering a sense of tranquillity. Enclosed by lush greenery, it features a screen of sweet scented Jasmin, two mature magnolia trees which produce stunning springtime blooms, raised established beds, a large patio and a lush lawn, the space feels like a private retreat, sheltered from view and brimming with nature's beauty.

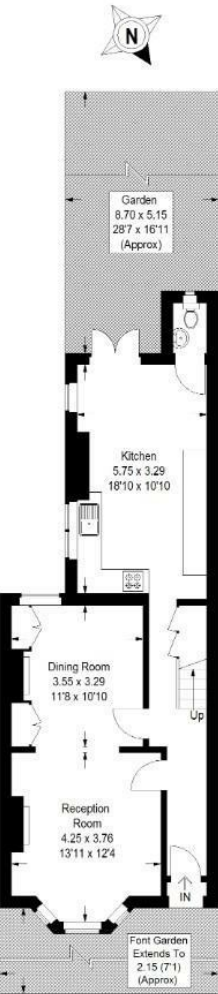
A very special house, in a gorgeous location. This property should be viewed, to be fully appreciated.

EPC: D | Council Tax Band: D



# Floorplan

Phoenix Road, SE20  
Approximate Gross Internal Area  
(Excluding Eaves)  
138.1 sq m / 1486 sq ft



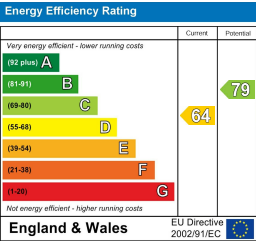
Ground Floor



First Floor

Second 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,  
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