



Falkland Park Avenue, SE25 | Guide Price £625,000

020 8702 9333

crystalpalace@pedderproperty.com

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In General

- Three bedroom end of terrace house
- Neatly presented throughout
- Kitchen / diner
- 45ft Landscaped rear garden
- Sizeable attic space
- Off street parking
- No onward chain

In Detail

Guide Price: £625,000 - £650,000

A fresh and inviting three bedroom end of terrace house forming part if a popular quiet road on the fringes of Crystal Palace and South Norwood.

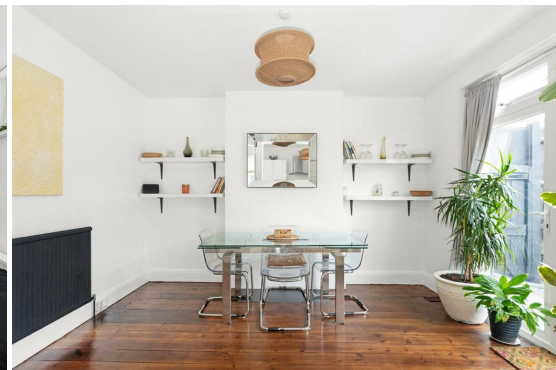
This light and bright property has been upgraded and maintained by the current owner to offer an immediately enjoyable and long-term new home. The accommodation is arranged over two levels and comprises of a 15ft front reception room with stripped wood flooring and boasts a comfortable space to relax. Beyond is an open-plan kitchen / diner with ample work and storage space, as well as double doors to outside - perfect for family and informal social dining. Upstairs there are three bedrooms and a fully tiled bathroom with clean white sanitary ware and a power shower. Also, large attic storage which lends to conversion potential (STP) if desired.

Externally the rear garden extends to 45ft with solid wood sleeper borders, side access, and mature planting - the ideal backdrop for pleasant sunny summer days. Off street parking is also available at the front of the property.

Falkland Park Avenue is a community-orientated street with a neighbourly focus, which is well placed for Cypress Infant and Primary School, Norwood Junction rail links (11 mins to London Bridge), and central Crystal Palace.

No onward chain.

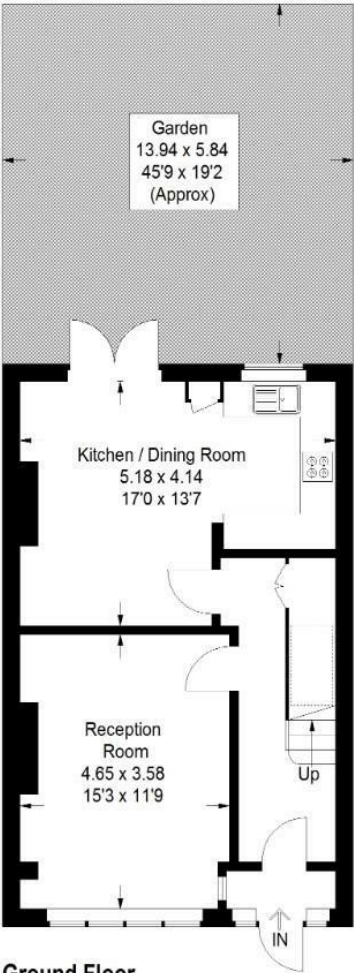
EPC: D | Council Tax Band: D



Floorplan

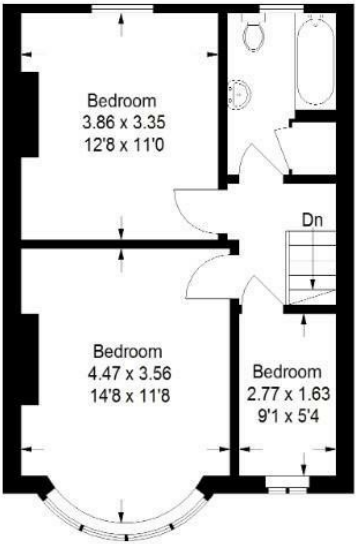
70 Falkland Park Avenue, SE25

Approximate Gross Internal Area
91.9 sq m / 989 sq ft



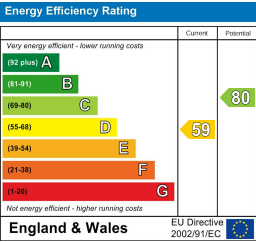
Ground Floor

[Dashed line symbol] = 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,
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