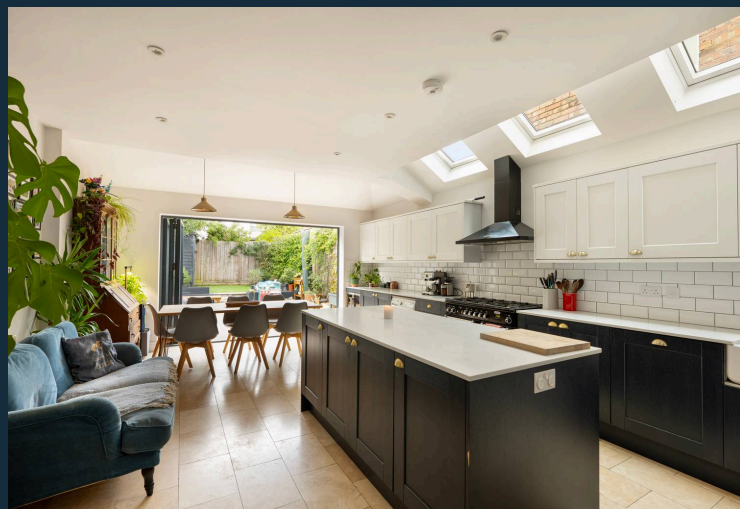




15 Preston Road, London
£800,000 Freehold



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A beautifully presented four-bedroom period home that blends original character with a superb modern extension, creating space that works brilliantly for everyday family life and entertaining.

From the moment you step inside, there is an immediate sense of personality. The entrance hallway features striking patterned flooring, decorative detailing and a warm colour palette, setting the tone for the rest of the house.

At the front sits a generous bay-fronted reception room, filled with natural light and retaining some lovely period features including decorative cornicing, a feature fireplace and bespoke fitted shelving. A separate second reception/dining room provides further flexibility and could work equally well as a formal dining room, family room, playroom or home office.

The real centrepiece of the house is the extended kitchen, living and dining space to the rear. Designed around modern family living, it features a

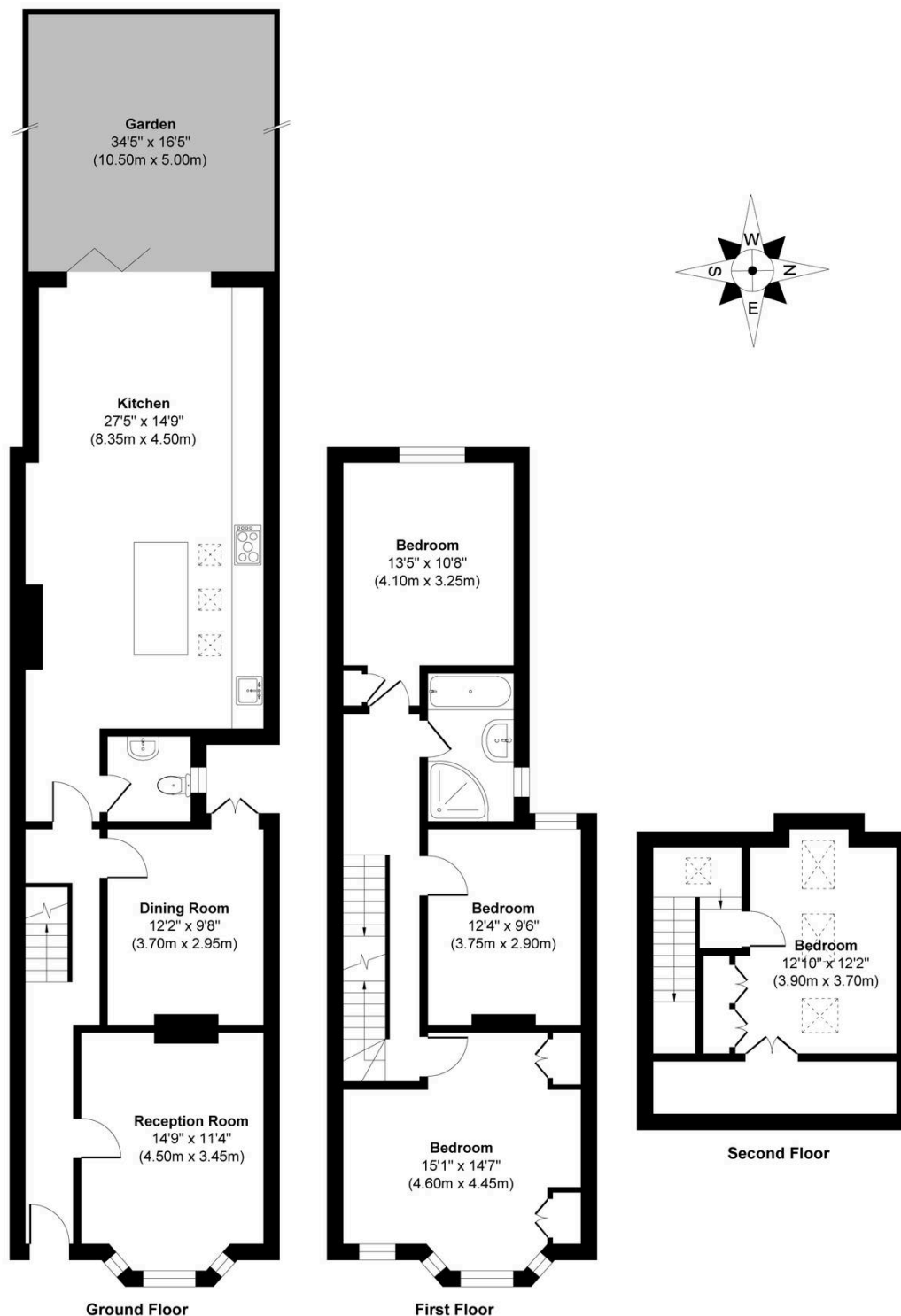


- Beautiful Four-Bedroom Period Family Home
- impressive Extended Kitchen, Living & Dining Space
- Bi-Folding Doors Opening Directly Onto The Garden
- Two Separate Reception Spaces
- Stylish Family Bathroom With Bath & Separate Shower
- Private Landscaped Rear Garden
- Close to West Norward Train Station
- Easy Reach to Crystal Palace Triangle



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Preston Rd, London SE19

Approx. Gross Internal Area 1,528 sq. ft / 142.00 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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