

Hamlyn Gardens, SE19 | £750,000

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In General

- Three bedroom semi-detached house
- Allocated parking
- High quality fittings and finish
- Energy saving design
- En suite shower room
- Neat low maintenance rear garden
- Fitted wardrobe storage

In Detail

This high specification property is one of just 23 that were completed approximately sixteen years ago and boasts outstanding energy saving (solar) and sound-proofing features that would be expected of a well designed, contemporary build.

The living space is arranged over three floors and provides balanced accommodation, and an excellent long-term opportunity for a young or growing family.

The entrance level comprises of a separate German-designed kitchen with quartz surfaces, premium integrated appliances and solid oak flooring. A sunny reception room has double doors to outside, whilst a separate WC is a handy addition. The first floor is two double bedrooms and the main bathroom, with the top floor housing a generous master suite with a walk-in wardrobe and private shower room.

Externally there is a neat low maintenance rear garden with a southerly aspect and allocated off street parking.

Hamlyn Gardens is a quiet community-orientated spot generally only accessed by residents. The location is primarily served by both Gipsy Hill and Crystal Palace rail links with excellent services to central London. It also affords ease of access to the bustling Crystal Triangle with an ever-changing selection of quality bars, shops and restaurants. Nearby popular primary schools include Rockmount, Paxton and Downsview.

A perfect market offering for those seeking a hassle-free quality new home.

EPC: B | Council Tax Band: E



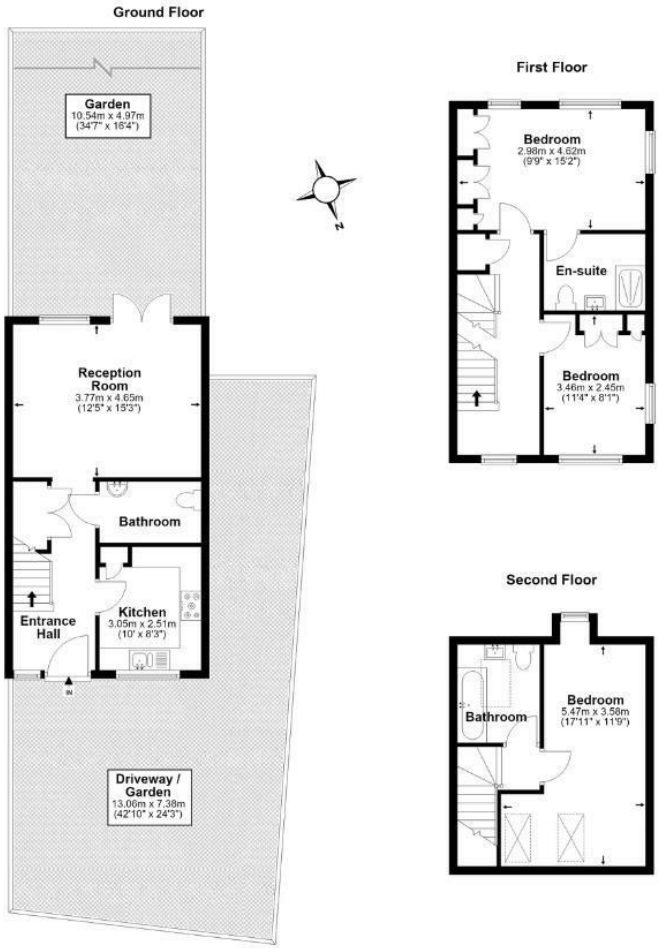



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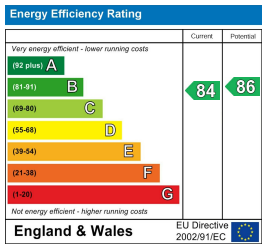
Floorplan

Hamlyn Gardens, SE19
Total* = 104.9 sq. m / 1129.6 sq. ft
Second Floor = 25.9 sq. m / 278.7 sq. ft
First Floor = 39.7 sq. m / 427.0 sq. ft
Ground Floor = 39.4 sq. m / 423.9 sq. ft
= Reduced head room below 1.5m

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*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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