



Reynard Drive, SE19 | £725,000

020 8702 9333

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

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# In General

- Three bedroom end of terrace house
- Integral garage
- Sunny rear garden
- Fox Hill location
- No onward chain
- Nearby central Crystal Palace
- Small, quiet cul de sac
- Electric fireplace

# In Detail

A rarely available three-bedroom mid-century end of terrace house, quietly positioned within a highly sought-after cul de sac just off the prestigious Fox Hill, offered to the market with no onward chain.

One of only a small handful of similar homes in this exclusive setting, the property has been in the same family ownership for many years and has been meticulously maintained throughout. It presents an excellent opportunity for a long-term family home, with clear potential for sympathetic modernisation or extension (STP).

The entrance level comprises of a spacious kitchen/diner, alongside a generous 16ft reception room featuring sliding doors that open directly onto the rear garden. A convenient ground floor WC and integral garage complete this level.

Upstairs, the property offers three well proportioned double bedrooms, two of which benefit from fitted storage, together with a family bathroom appointed with a four-piece suite including a separate walk-in shower.

Externally, the low-maintenance rear garden enjoys a sunny southerly aspect, bordered by mature greenery for added privacy, and useful side access. There is also off street parking at the front.

The location is exceptionally well connected, with excellent rail links from Crystal Palace station and a variety of nearby bus routes. Residents also benefit from easy access to parkland and the vibrant amenities of Crystal Palace, including an array of independent shops, cafés, and leisure facilities.

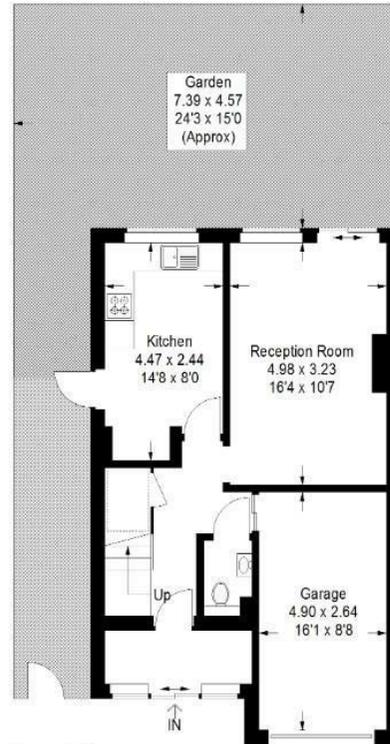
EPC: C | Council Tax Band: D |



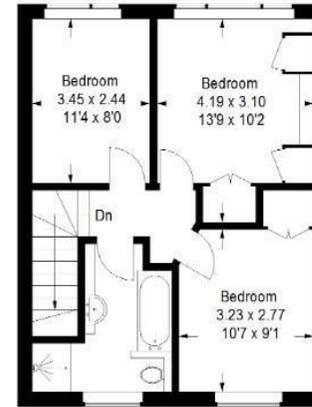
# Floorplan

Reynard Drive, SE19

Approximate Gross Internal Area  
(Including Garage)  
101.7 sq m / 1095 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"

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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		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		72	79
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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