

HUNTERS®

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13 Calypso Crescent, London, SE15 6FP

Guide Price £700,000 to £800,000

Property Images



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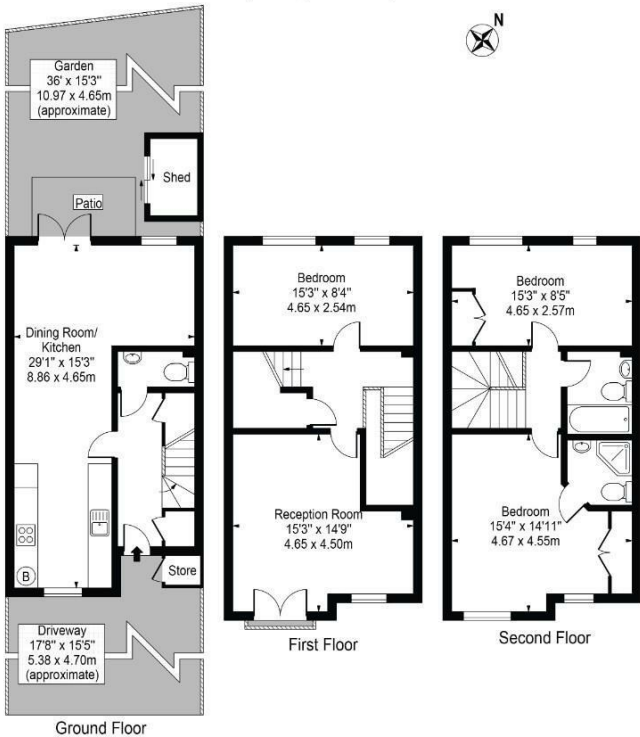
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Calypso Crescent, SE15

Approx. Gross Internal Area 1342 Sq Ft - 124.68 Sq M
(Excluding Shed & Store)

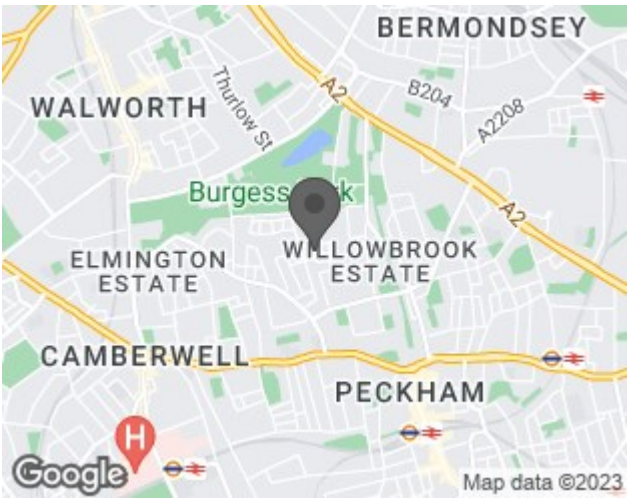


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Summary

Guide price £700,000 to £775,000. FREEHOLD, chain free, 4 DOUBLE BEDROOMS, off street parking, front and rear gardens, OVERLOOKING CENTRAL GREEN, approx. 0.2 mile from the highly acclaimed Burgess Park, in proximity of highly regarded Ofsted rated schools

FREE conveyancing quotation via Hunters for a "no sale, no solicitor fee" conveyancing service

FREE mortgage consultation via Hunters - just call us to book in

PLEASE VIEW OUR FULL HD VIDEO WALK THROUGH – LIKE AND SUBSCRIBE TO OUR CHANNEL FOR PROPERTY MARKET UPDATES

VIEW OUR INTERACTIVE VIRTUAL REALITY TOUR

EPC rating: TBC

Council tax band: E (£1,948 p/yr)

FREEHOLD

CHAIN FREE

3/4 double bedroom house due to flexible layout

Guide price £750,000 to £800,000

THE PROPERTY AND THE LOCATION

Not often do houses become available on this Crescent. Overlooking a central green and being in proximity to Highly acclaimed green spaces (Burgess Park circa 0.2 mile away) and Ofsted rated schools, the property will fit criteria for many families. There is also off-street parking, front and rear gardens, 3 or 4 double bedrooms depending how you choose to use the accommodation, 2 washrooms and 3 W/C's.

The house has just been redecorated prior to being placed on the market for sale providing buyers with a ready to move in offering.

The property has lots of great features, and we encourage all buyers to view the HD VIDEO WALK THROUGH and 360 DEGREE VIRTUAL TOUR to get a better sense of what the property offers.

LOCAL TRAVEL, TRANSPORT and A COUPLE HOT SPOTS

From both Peckham Rye and Queens Road Peckham train stations (approximately half a mile away from the property) trains will take you to central London stations in just a few minutes. Elephant and Castle is approximately ten mins on the bus from Peckham Hill street where you can access the tube (Northern Line) or enjoy the vibrancy and social life surrounding Elephant and Castle.

From the local stations (Peckham Rye and Queens Road) you can travel to some of the following central London stations:

London Bridge in 10 minutes

Victoria in 13 minutes

St Pancras in 24 minutes

For those that like dining out and shopping, there are trendy bars, restaurants and boutique shops to enjoy. In addition, the increasingly popular Bellenden Road is around half a mile away where you'll find even more selection.

If that wasn't enough, with Old Kent Road just a bit further to the North and Peckham Road to the south, residents will find an array of well-known named shops, grocery stores and conveniences as well as other local facilities such as the library, farmers market and leisure centres.



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LOCAL SCHOOLS

For those buyers seeking out good schools, there is a wide choice of OFSTED rated "Outstanding" primary and secondary schools locally. Some of these schools include:

St Saviour's and St Olave's Church of England School
Boutcher Church of England Primary School
Harris Academy Bermondsey
Surrey Square Primary School
Phoenix Primary School
Angel Oak Academy
Galleywall Primary School
Ilderton Primary School

In our experience its quite unusual to find a property in proximity to so many OFSTED rated Outstanding primary schools and secondary schools.

In addition there are at least an equal number of OFSTED rated "Good" schools locally too.

Please contact Hunters to obtain more information