



## Crampton Road, London

Asking Price £650,000



## Property Summary

Guide Price: £650,000 - £675,000

Propertyworld is delighted to bring to market this beautifully presented CHAIN FREE three bedroom, family home in highly sought after Crampton Road. Bright and airy, with an abundance of natural light, this fabulous property is bursting with character and period charm.

The main reception has been opened up to create a stunning 24 ft reception room, with solid oak flooring and East facing bay window which floods the room in sunlight. Off the reception, to the rear, is a well appointed modern fully fitted kitchen that is almost 18ft long, with sleek grey shaker style wall and base units, granite style work tops and tiled flooring. The downstairs bathroom is impressive with a contemporary three piece white suite with separate shower and tiled walls. The west facing garden is over 80ft long and receives the sun all day long.

Upstairs there are three DOUBLE bedrooms - all nicely presented, flooded in light, with neutral decor and carpet.

Location wise it is hard to beat, a short stroll to a number of mainline train and overground stations including Penge East and West with the award winning Crystal Palace Park just a short walk away. You have a vast choice of restaurants, gastropubs, and coffee shops in Penge with buzzy Crystal Palace Triangle 10 minutes in the car.

This is a fine family home, in one of Penge's best roads, and we anticipate high demand. Please call Propertyworld to secure and opportunity to view.

EPC rating is C. Council tax is D

Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- CHAIN FREE
- Terraced family home
- Three double bedrooms
- Double glazed
- Lounge in excess of 24ft
- Beautifully presented throughout
- Gas central heated
- Sought After location
- Freehold
- Council Tax Band D

## Our Vendor Loves...

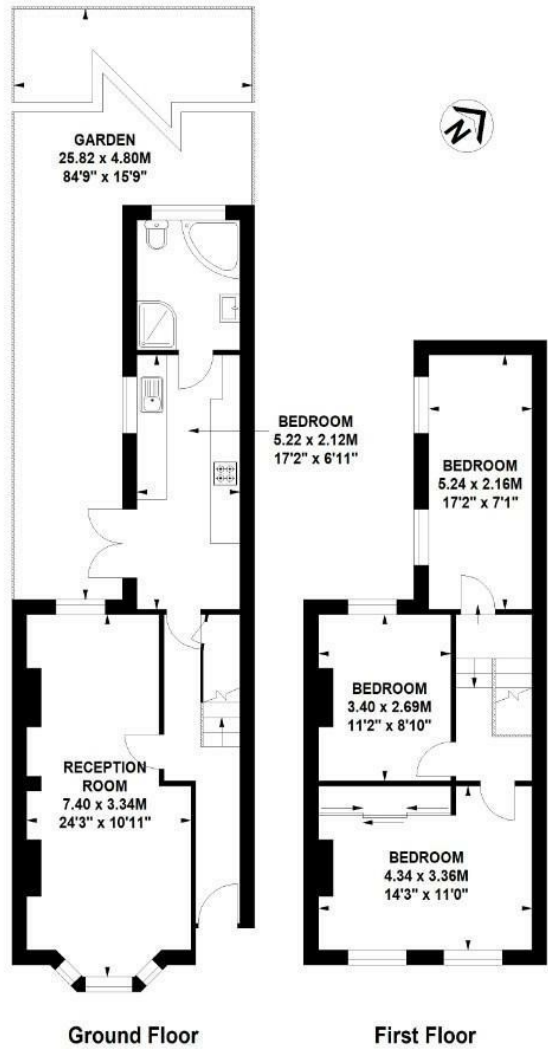
"This has been a fantastic family home for me but it's time for me to make a move further afield. I will miss Crystal Palace Park, the short walk to the high street and my lovely neighbours"



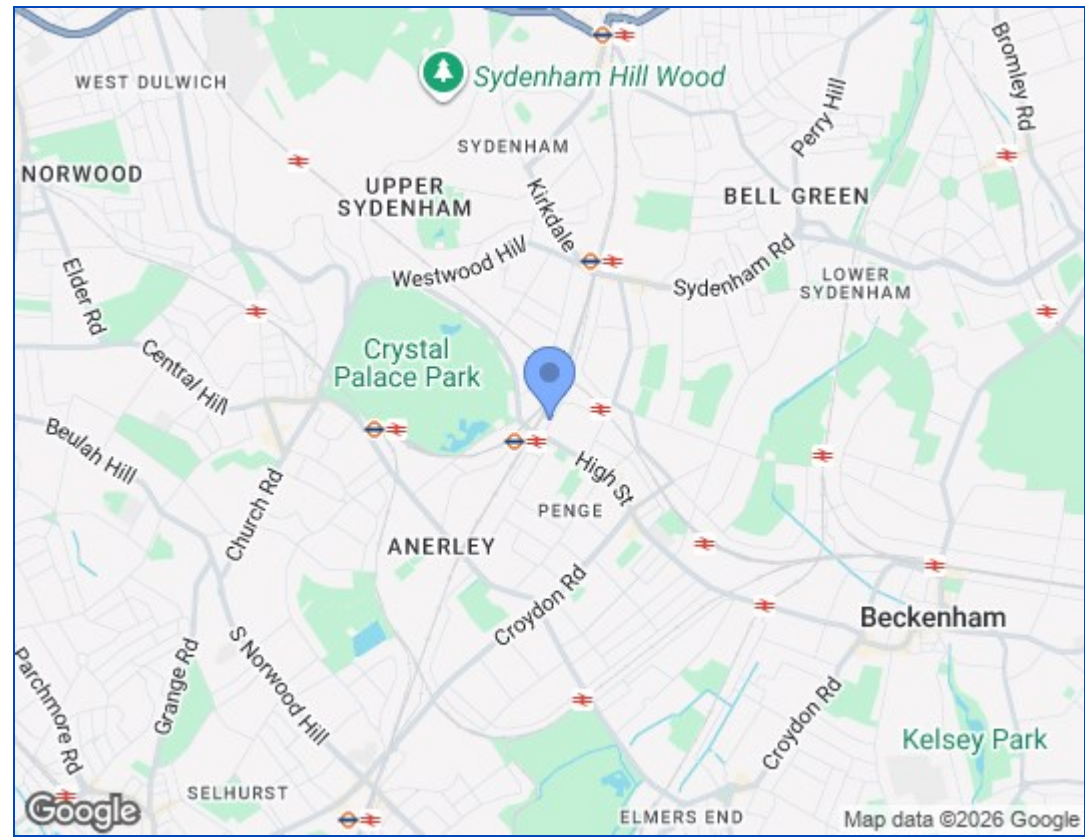


## Crampton Road

APPROXIMATE GROSS INTERNAL AREA  
87.98 m<sup>2</sup> / 947 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>69</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

