Spa Hill, SE19 | £585,000

020 8702 9333

crystalpalace@pedderproperty.com

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In General

- Unique three bedroom house
- Open views across woodland
- Two shower rooms
- Eat-in kitchen
- First floor terrace
- Excellent condition

In Detail

A beautifully extended three bedroom family home with character, light, and far-reaching views.

Originally built in the 1920s and thoughtfully extended in 2019, this charming property offers a unique and versatile layout arranged over two levels.

The ground floor features a bright and spacious kitchen, ideal for family life and entertaining, complemented by bifold doors that flood the space with natural light and open directly onto the garden. A versatile front office provides an excellent work-from-home solution, whilst a ground-floor bedroom offers flexible use as a playroom, guest room, or additional living space. Upstairs, further bifold doors and a covered terrace maximise the views across open fields and woodland, creating a tranquil backdrop that's rare to find in London.

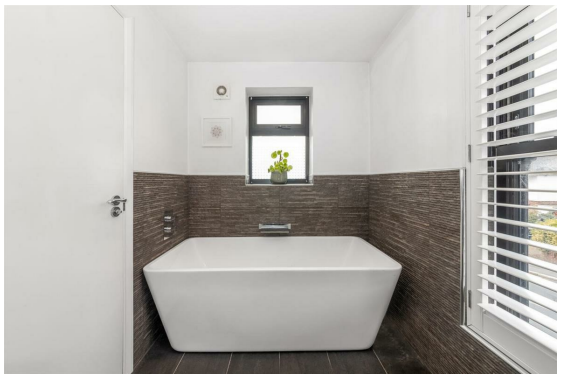
The property also benefits from rear access and has been tastefully decorated in recent years, making it ready to move straight into.

This property is superbly located just a short walk from the bustling Crystal Palace Triangle, renowned for its independent cafés, restaurants, and boutique shops. Popular local spots include Spinach for brunch, Westow House for Sunday roasts, and the Everyman Cinema for cosy evenings out. Crystal Palace Park offers an excellent playground, weekend markets, and coffee at Brown & Green, whilst the area is also well-known for its antiques and vinyl stores.

Commuters will appreciate the excellent connections: Crystal Palace and Norwood Junction stations provide Overground and National Rail services, while bus routes link directly to East Croydon (for Gatwick) and Tulse Hill (for Thameslink to King's Cross). The new Superloop service offers quick access to Waterloo, and the nearby A23 connects easily to the M25.

Spa Hill is renowned for its welcoming community feel, with many families in the area contributing to a warm and friendly atmosphere.

EPC: C | Council Tax Band: C



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Floorplan

Spa Hill, SE19

Approximate Gross Internal Area
91.2 sq m / 982 sq ft

Ground Floor **First Floor**

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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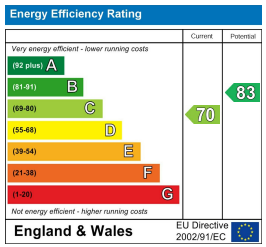

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