



Crampton Road, SE20 | £500,000

02087029777

sydenham@pedderproperty.com

pedder
We live local



In General

- Chain free
- Victorian family house
- In need of modernisation
- Three double bedrooms
- Private garden
- Through reception
- 70ft private garden
- Excellent transport links

In Detail

A rare opportunity to buy a three-bedroom house in this popular location in Penge, very close to Crystal Palace Park, and both Penge East and West stations, offered for sale with no onwards chain.

The ground floor comprises a spacious double reception room, offering versatile living and dining space, alongside a large kitchen with scope for reconfiguration or extend (subject to planning). From the rear, there is direct access to a south-east facing garden, providing a bright and inviting outdoor space with plenty of potential for landscaping.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, allowing purchasers to tailor the home to their own taste and requirements.

Situated on a quiet, tree-lined road, the property enjoys a peaceful residential setting while remaining within easy reach of a range of local shops and amenities. The location also benefits from excellent transport links, making it ideal for commuters and families alike.

Offered with significant potential throughout, this property is an ideal project for those looking to create a bespoke home in a desirable and well-connected area.

EPC: D | Council Tax Band: D

1

2

3

4

5

6

7

8

9

10

11

12



Floorplan

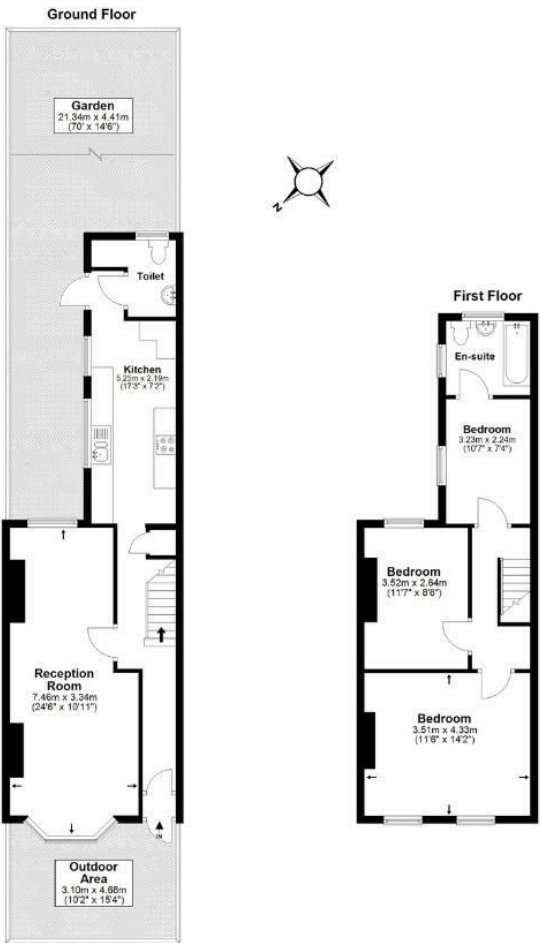
Crampton Road, SE20

Total* = 90.6 sq. m / 975.0 sq. ft

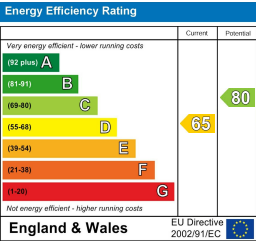
First Floor = 42.9 sq. m / 461.8 sq. ft

Ground Floor = 47.7 sq. m / 513.2 sq. ft

[] = Reduced head room below 1.5m



*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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.