



Auckland Close, SE19
£600,000-£615,000

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In general

- Semi-detached family house
- Conservatory
- No onward chain
- Three bedrooms
- Home office / study
- Quiet cul de sac
- Detached garage
- Convenient location

In detail

A three bedroom semi-detached house forming part of a small quiet cul de sac in Crystal Palace, available for sale with no onward chain.

This property requires some cosmetic modernisation but has been well maintained and served as a fantastic family home through many years of ownership. In brief, the entrance level comprises of a through reception room (which can be closed off if desired), a kitchen, and a sunny conservatory. Upstairs there are three bedrooms and a bathroom, whilst the top floor houses a bonus room which could work well as a home office / study.

Externally there is a lawned rear garden which is surrounded by greenery and a detached garage - ideal for storage or a workshop.

Auckland Close is a community-oriented enclave which is conveniently placed for Crystal Palace and Norwood Junction rail links, the Triangle, highly regarded Cypress Primary school, and Norwood Lakes.

EPC: D | Council Tax Band: E



Floorplan

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Approximate Gross Internal Area
 Ground Floor = 56.6 sq m / 598 sq ft
 First Floor = 42.5 sq m / 457 sq ft
 Second Floor (Excluding Loft)
 12.7 sq m / 136 sq ft
 Garage / Shed = 23.3 sq m / 251 sq ft
 Total = 134.1 sq m / 1442 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56.1	
39-54	E		
21-38	F		
1-20	G		

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