



Thicket Road, SE20
£385,000

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In general

- Attractive period conversion
- Private entrance
- Double doors to garden
- Sought after location
- Nearby multiple transport links
- Separate study room
- No onward chain

In detail

A characterful one bedroom (plus study) period conversion positioned on a highly regarded road moments from Crystal Palace Park.

This chain-free property occupies the ground floor of an attractive Victorian building and is accessed via a private entrance, opening to a socially open-plan kitchen / living space which offers a warm and cosy feel with a functioning fireplace. There is a separate WC, a study room (perfect for home working), and plenty of work and storage space in the kitchen. Externally there are double doors to a private section of a large mature communal rear garden.

Thicket Road is ideally located for 200 acres of parkland, the transport links of Penge East / West, Anerley, and Crystal Palace overground stations. The many amenities, boutique shops and restaurants of the Triangle are also a short stroll away.

EPC: D | Council Tax Band: C | Lease: 954 years remaining | SC: As & When | GR: N/A | BI: £239.20

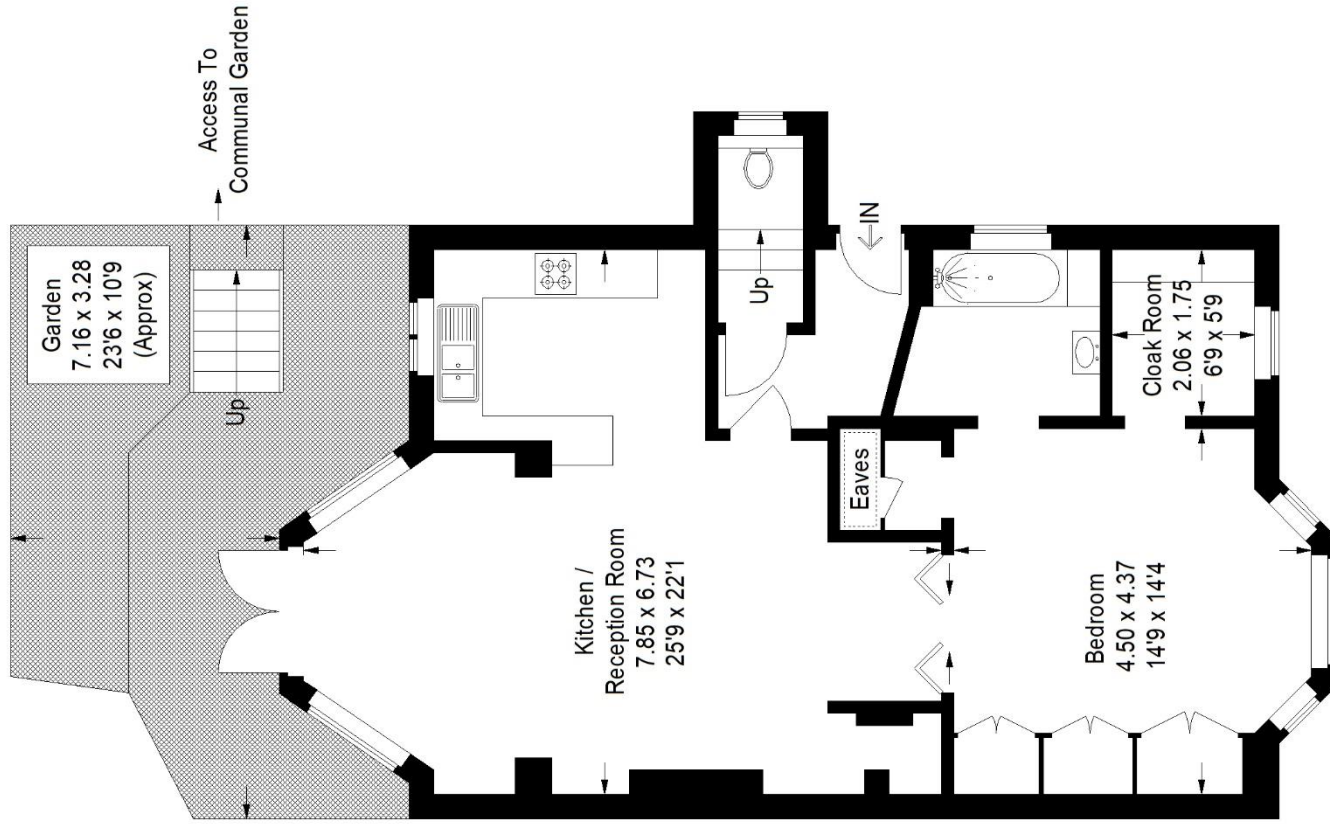


Floorplan

Thicket Road, SE20

Approximate Gross Internal Area
(Excluding Eaves)

75.1 sq m / 808 sq ft



Lower Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.

Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		

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