



Auckland Rise, SE19
Guide Price £525,000-£550,000

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In general

- Two double bedrooms
- Spacious kitchen with breakfast bar
- Green outlook
- Neat rear garden
- Nearby parkland
- Quiet location

In detail

A warm and inviting two double bedroom house quietly tucked away overlooking a green nearby central Crystal Palace.

This neatly presented property offers an immediately enjoyable space arranged over two levels.

Notable points include a spacious kitchen with a breakfast bar and lots of storage, a low maintenance rear garden with a patio seating area, a double aspect reception room with a glass bay dining area, double glazing throughout, and two generously sized double bedrooms.

This location works well for access the shopping and leisure amenities at the Triangle as well nearby parkland and the option of both Crystal Palace and Norwood Junction rail links.

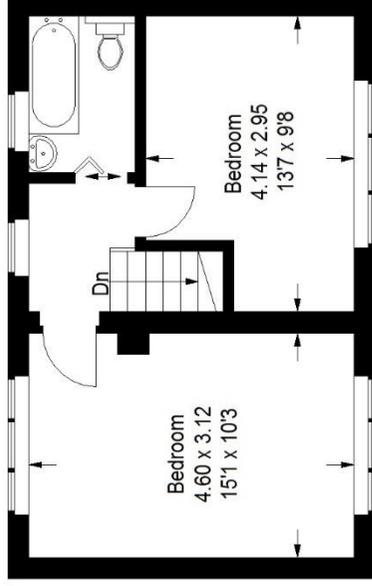
EPC: C | Council Tax Band: D



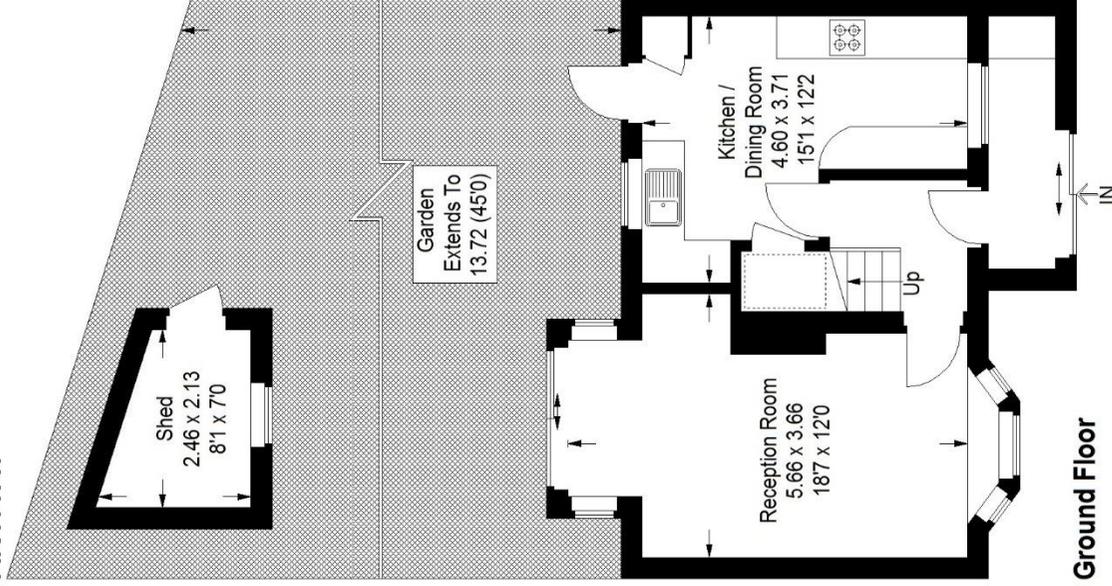
Floorplan

Auckland Rise SE19

Approximate Gross Internal Area
 Ground Floor = 43.4 sq m / 467 sq ft
 First Floor = 36.0 sq m / 377 sq ft
 Total (Excluding Shed) = 78.4 sq m / 844 sq ft



First Floor



Ground Floor

= Reduced headroom below 1.5 m / 5'0"

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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	71 C	76 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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