



Castledine Road, SE20
£995,000

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In general

- Detached house
- Quiet location
- Energy efficient
- High quality finish
- Separate shower room & ground floor WC
- Nearby Crystal Palace Park
- Three bedrooms

In detail

A contemporary three double bedroom detached house positioned moments from Crystal Palace Park and excellent transport links.

Once a Victorian stables, this visually pleasing and high specification property was completed approximately seven years ago and offers light, bright, and well designed accommodation arranged over three levels. The current owner has improved upon what was an already impressive space for better use, comfort, and to add personality.

The ground floor is an open-plan layout with under floor heated engineered oak flooring, a sizeable skylight, and a stylishly designed Scandinavian-style kitchen with fitted Bosch appliances, quartz surfaces, and plenty of storage. Also, a convenient WC.

Upstairs are two of the three bedrooms and a fully-tiled principal bathroom with a rainfall shower, whilst the top floor houses the largest bedroom with bespoke fitted storage (including a built-in vanity) and a beautifully finished walk-in shower. The outside space consists of a low maintenance garden and a separate courtyard which are accessed via two sets of fully opening bi-fold doors. An elevated decked area is surrounded by high fencing for increased privacy and boasts colourful planting and extra storage, which could be good for bikes or an extra utility space.

Other notable features about this unique property include the benefit of air conditioning for summer months, two of three bedrooms benefit from made to measure black out blinds, shuttered windows throughout, premium Nordlux lighting, gated video entry, and the remaining structural warrantee.

Castledine Road is accessed from Anerley Park which is well placed for Crystal Palace, Anerley and both Penge East / West rail links. Nearby leisure and shopping amenities include central Crystal Palace, Anerley Parade and the High Street, whilst also just a short walk to 200 acres of parkland.

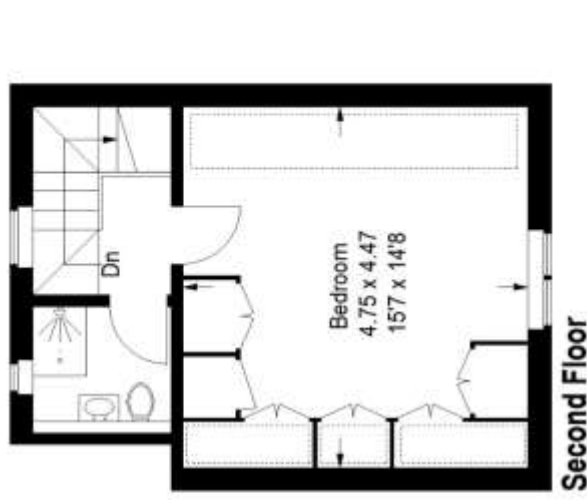
A great option for those seeking something a bit different, particularly if you enjoy entertaining.



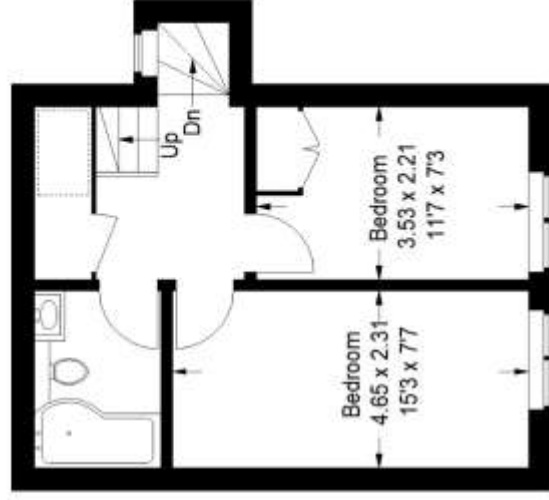
Floorplan

Castledine Road, SE20

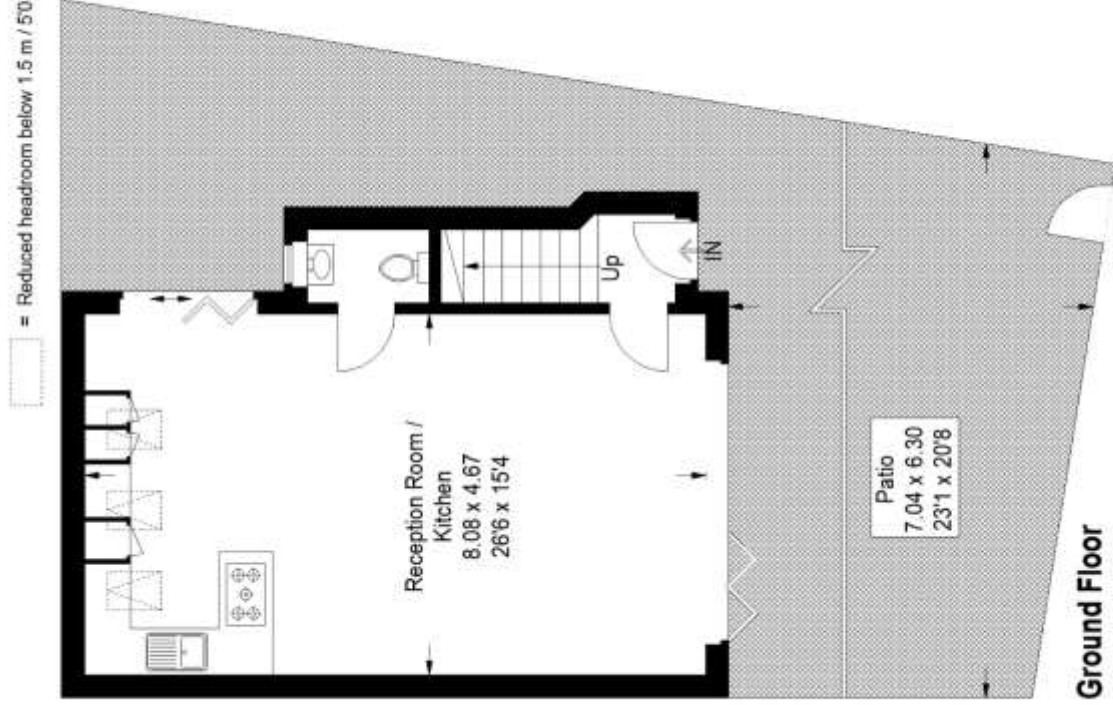
Approximate Gross Internal Area
 Ground Floor = 44.9 sq m / 483 sq ft
 First Floor = 31.4 sq m / 338 sq ft
 Second Floor = 29.4 sq m / 316 sq ft
 Total = 105.7 sq m / 1137 sq ft



Second Floor



First Floor



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.

Room	Energy Rating	Current	Proposed
82+	A		12 A
81-85	B		
81-87	C		
55-81	D		
39-54	E		
21-38	F		
1-20	G		

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