



Hamlyn Gardens, SE19  
£769,999

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# In general

- Four bedroom family house
- Two en suite bedrooms
- Garage
- High specification kitchen / diner
- Sunny rear garden
- Popular residential location
- Energy efficient

# In detail

A beautifully presented four bedroom, three bathroom contemporary house forming part of a small quiet enclave nearby central Crystal Palace.

This property was completed approximately ten years ago and boasts outstanding energy saving and sound-proofing features that would be expected of a well designed, contemporary build. The accommodation is arranged over three levels and includes a high specification, German-designed kitchen / diner with quartz surfaces, integrated appliances, and solid oak flooring - an ideal space for sociable family meals or entertaining. Other notable points include a light and bright L-shaped reception room, two en suite bedrooms, a fully-tiled family bathroom with a Velux skylight, fitted storage, a ground floor WC, and an integrated garage. Externally there is a low maintenance west-facing rear garden which is surrounded by lush greenery and features an elevated sun terrace.

Hamlyn Gardens is usually popular with young families seeking more space and a community-oriented residential street, which is only generally accessed by those who live there. This location is primarily served by both Crystal Palace and Gipsy Hill rail links, whilst nearby features such as a variety of bars, restaurants, and shopping options at the vibrant Triangle, also Westow Park.

EPC: TBC | Council Tax Band: F





# Floorplan

## Hamlyn Gardens, SE19

Approximate Gross Internal Area

Ground Floor (Including Garage)

52.6 sq m / 566 sq ft

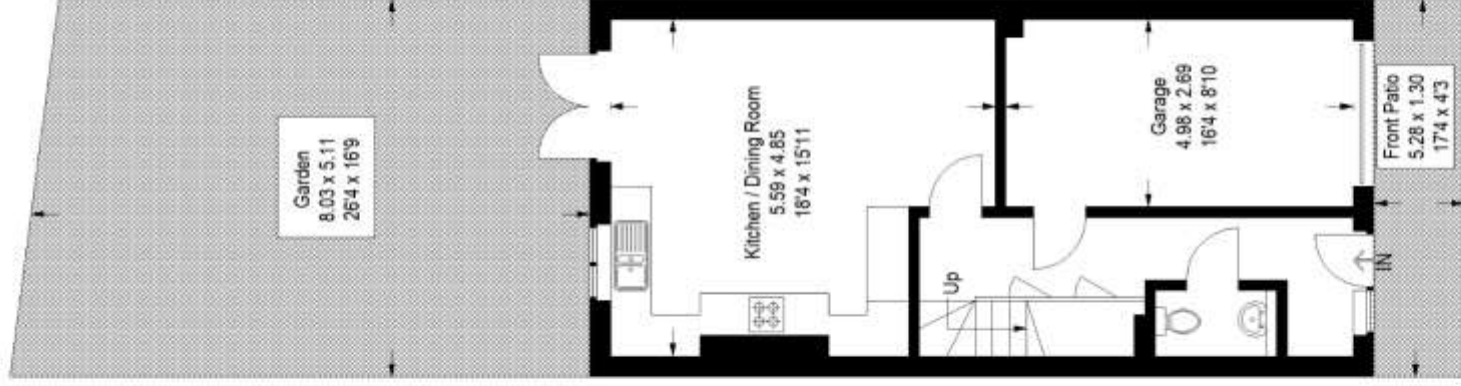
First Floor = 43.7 sq m / 470 sq ft

Second Floor = 42.0 sq m / 452 sq ft

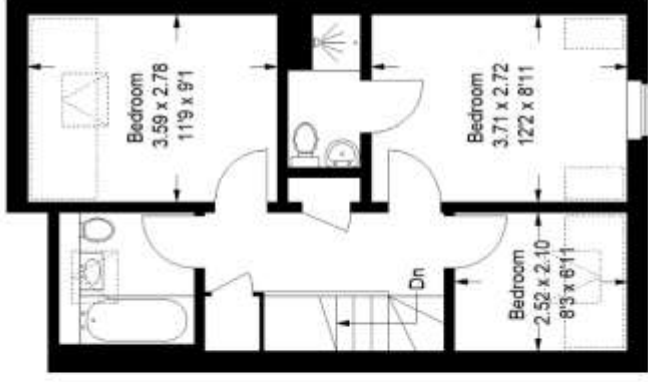
Total = 138.3 sq m / 1488 sq ft



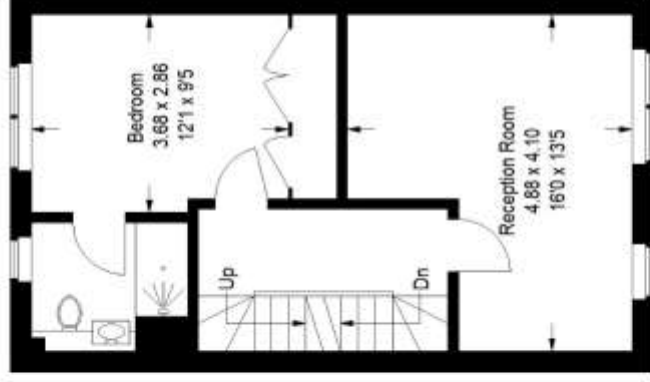
 Reduced Headroom Below 1.5 M / 5'0"



**Ground Floor**



**Second Floor**



**First Floor**

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