



Wakefield Gardens, SE19 | £3,200 Per Calendar
Month

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In General

- End of terrace house
- Side access / drive
- Eat-in kitchen
- Spacious reception with bar area
- Detached home office
- Workshop shed
- Next to Westow Park
- Crystal Palace Triangle & transport links
- Family-orientated cul de sac
- Available mid-July

In Detail

A generously proportioned three bedroom mid-century townhouse forming part of a community-orientated cul de sac directly next to Westow Park.

This property boasts light and bright accommodation arranged over three levels and includes a separate outbuilding with a toilet and kitchenette - a serious advantage for a professional home worker seeking a quiet and comfortable space. The entrance level comprises of a 26ft kitchen / diner which offers an abundance of work and storage space, complete with a separate utility room, and lending well to culinary enthusiasts or those who enjoy entertaining - particularly as a separate WC negates the need to go upstairs. The first floor is a 26ft reception area with large windows which allow for lots of natural light, a sit-up wet bar, and sliding to doors to outside. The top floor houses three bedrooms and a smart shower room with a rainfall shower.

Externally the garden has been landscaped to include a decked seating area with lighting, potted plants and shrubbery which add pops of colour, a further 25ft outbuilding (ideal for storage), and a sunny south easterly aspect. There is off street parking at the front of the house, whilst being the very first on the cul de sac allows for a wider plot and more space.

This superb marketing offering is well placed for access to central Crystal Palace and both Gipsy Hill and Crystal Palace rail links. If schools are a consideration then nearby highly regarded primaries include Paxton, Rockmount, and Cypress.

EPC: TBC | Council Tax: Croydon, band E | Part-furnished | Available mid-July | HD: £738.46 | SD: £3,692.30



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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