



Annsworthy Crescent, SE25

GP £575,000 - £600,000 *Freehold*

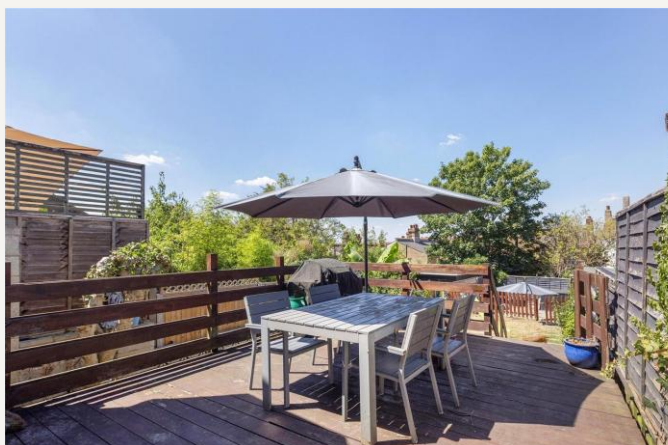
Guide Price: £575,000 - £600,000

Winkworth is pleased to offer to the market this spacious 4-bedroom house with a large private garden, outdoor decking, prime park-side location and loft extension with panoramic views across London.



KEY FEATURES

- Amazing panoramic views across London
- Parkside location
- Large private garden
- Loft conversion and ensuite master bedroom (with excellent views)
- Full of character
- Large downstairs bathroom / utility room
- Expansive conservatory



Crystal Palace

02038693222 | crystalpalace@winkworth.co.uk

Winkworth

for every step...



The property consists of 3 bright and airy double bedrooms (one ensuite), 1 single (currently used as an office), a large kitchen, separate living room, and an expansive conservatory. There are 3 bathrooms, one featuring a freestanding bath. The property benefits from a generous private garden with raised decking, perfect for hosting and entertaining.

Annsworthy Crescent is ideally situated overlooking the beautiful Oak Woodland of Grangewood Park. In walking distance to Thornton Heath Train Station and amenities, the property is also just a mile from the bustling hub of independent shops, pubs and restaurants of Crystal Palace Triangle. A mile in the other direction is Norwood Junction, with fast services to London Bridge (12 minutes). The house is within the catchment of a number of desirable primary schools.





MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: D

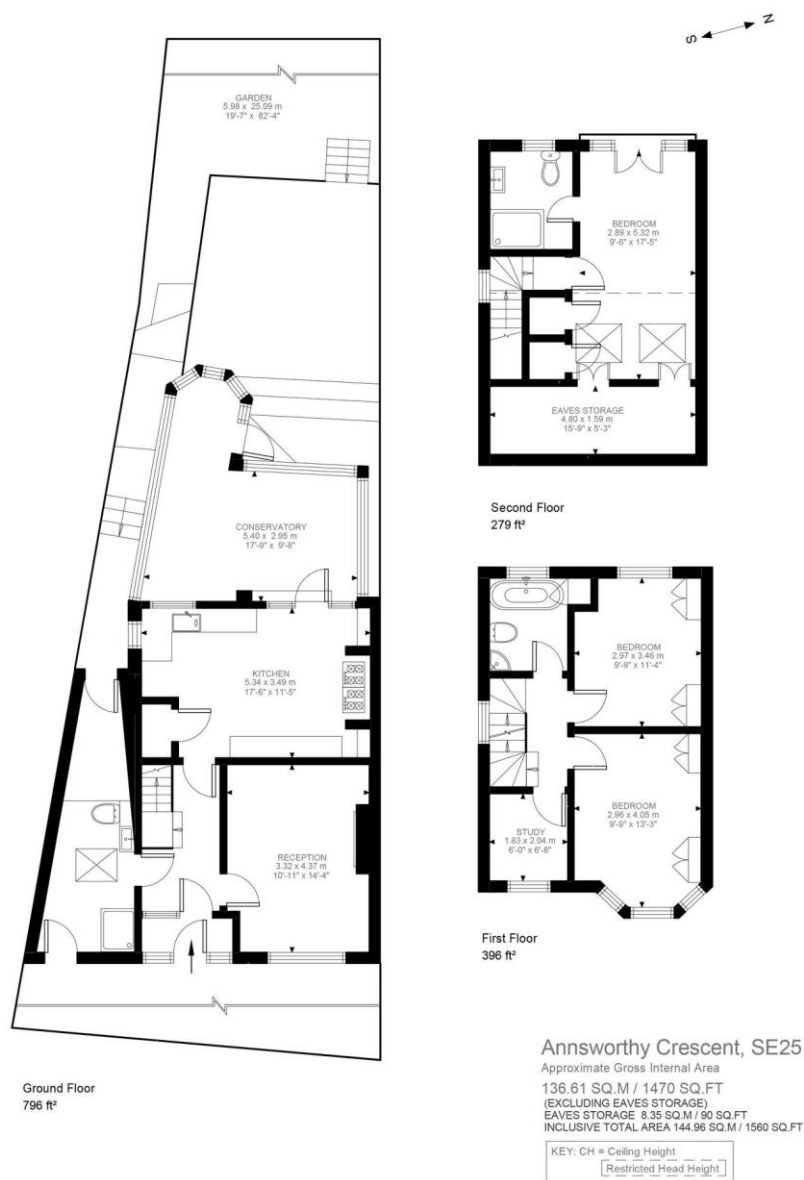


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Crystal Palace

02038693222 | crystalpalace@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.