



Marston Way, SE19

£600,000 *Freehold*



Guide Price: £600,000 - £635,000

With a stylish and modern interior, Winkworth is pleased to offer to the market this charming home for sale set within a quiet Cul de sac. The property consists of 3 generous bedrooms, a bright and airy open-plan reception and dining room, as well as 2 bathrooms and additional WC with custom tiling.

KEY FEATURES

- 3 generous bedrooms
- Bright and airy atmosphere
- Low maintenance property
- Inexpensive heating with solar panels on the roof
- Balcony with beautiful views
- Suntrap patio
- Private parking and electric car charging point



Crystal Palace

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Winkworth

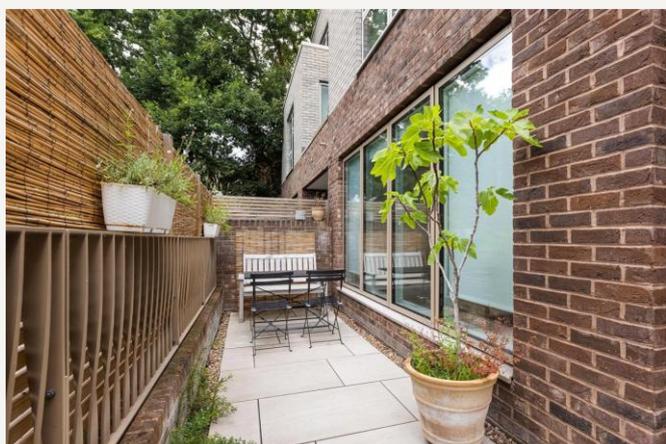
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The property further benefits from its outdoor space; consisting of a balcony with great views, and a sun trap patio downstairs ideal for outdoor dining in summer, great for entertaining. The property comes with private parking and an electric car charging point. It is also well insulated, which helps keep heating costs down with the eco-friendly and inexpensive solar panels installed on roof.

With the convenient transport links of Crystal Palace, West Norwood, and Penge East stations, commuting could not be easier or more convenient; with direct lines to central London moments from the property. Streatham Common Nature Reserve, Biggin Woods and Upper Norwood Recreation Grounds are among the many popular green spaces nearby to the property which residents can enjoy. The property is also near Downsview Primary & Nursery School. With wonderful neighbours and a close-knit community within the development, the property is perfect for first-time buyers or growing families.





MATERIAL INFO

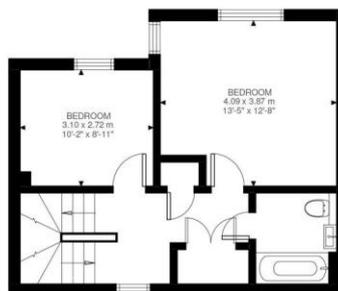
Tenure: Freehold
Council Tax Band: E
EPC rating: B



Ground Floor
476 ft²



Second Floor
301 ft²



First Floor
451 ft²

Marston Way, SE19
Approximate Gross Internal Area
114.10 SQ.M / 1228 SQ.FT

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	88 B	89 B
69-80	C		
55-68	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.

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