

**HARVEY &  
WHEELER**  
ESTABLISHED 1855



Crystal Palace Park Road  
LONDON SE26 6UG



Set well back from the road, a very attractive four bedroom detached Victorian former coach house with a stunning, south facing, large 115'2 x 56'1 (35x17m) rear garden. The private gated drive to the front of the house provides off street parking for several cars and gives access to a double garage.

With a current GIA of approximately 2,150 sq ft (200 sq m), there may be scope to extend the main house and garage subject to any necessary consents.

On the ground floor, the spacious reception room with folding doors opens onto a charming, south facing, paved patio and the garden. The dining room with wide venetian sash windows also overlooks the garden. The bright open plan kitchen breakfast room opens onto the paved patio for al fresco dining as well and there is a utility room at the rear. Additionally, there is a shower room with wash basin and WC and separate walk-in cloakroom for coats and shoes. On the first floor, there are four double bedrooms including one with ensuite shower room with wash basin and WC. There is also a family bathroom with double wash basins and a separate WC on the same floor.

Close to Crystal Palace Park, Sydenham Wells Park and Sydenham Girls School, the property is within easy reach of prestigious Dulwich schools.

The nearest stations are Penge West and Sydenham with direct services to London Bridge and East London via the Overground line. Penge East is also nearby with direct trains into London Victoria and connecting services to King's Cross/St Pancras.

EPC Rating (D)



**ACCOMMODATION**

- |  |   |
|--|---|
| <b>4 Double bedrooms</b>                       | <b>2 Reception rooms</b>                      |
| <b>En suite shower room/wash basin/WC</b>      | <b>Open plan kitchen/breakfast room</b>       |
| <b>Family bathroom with double wash basins</b> | <b>Utility room</b>                           |
| <b>Ground floor shower room/wash basin/WC</b>  | <b>Double garage &amp; off street parking</b> |
| <b>Separate WC</b>                             | <b>Stunning south facing garden</b>           |

**£1,650,000**







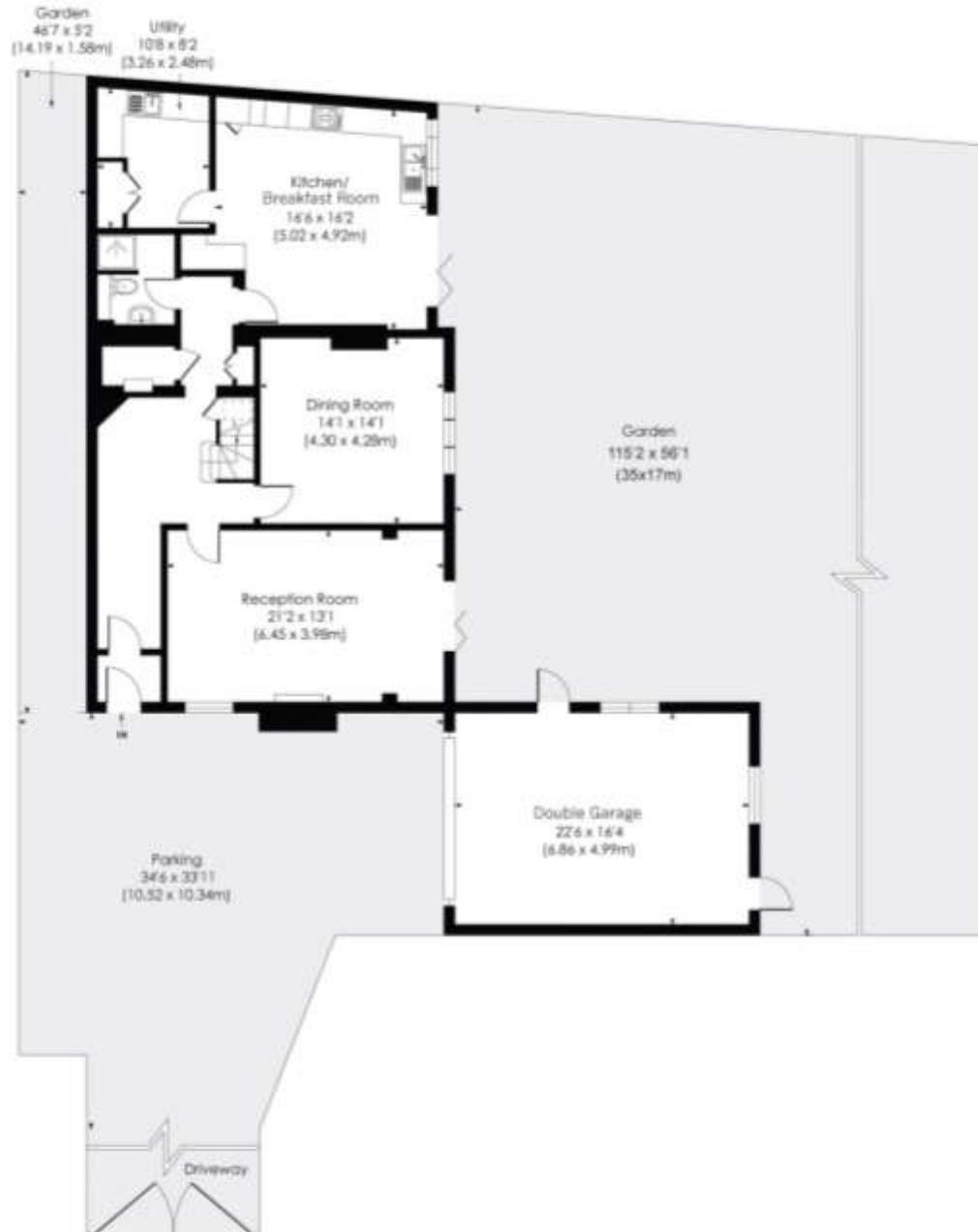


# CRYSTAL PALACE PARK ROAD, SE26

Approx. Gross Internal Floor Area

2150 Sq. ft/199.71 Sq. m Excl. Garage

369 Sq. ft/34.23 Sq. m Garage



GROUND FLOOR



FIRST FLOOR

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

## Viewing is recommended, but strictly by appointment with Sole Agents

[harveywheeler.com](http://harveywheeler.com)

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

### MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.



33 Dulwich Village  
London, SE21 7BN  
020 8693 4321

[mail@harveywheeler.com](mailto:mail@harveywheeler.com)  
[harveywheeler.com](http://harveywheeler.com)

