



Nesbitt Square, Coxwell Road, Crystal Palace SE19





Description

Gates lead through to a central forecourt surrounded by a handful of attractive town houses. Steps lead up to this wonderful home and in to the ground floor which comprises of a kitchen, dining room and a spacious living room with two sets of French doors opening on to the sunny south facing rear garden which overlooks Westow Park. The lower ground floor of this home offers a rarely available double garage, shower room, utility room and storage space.

Spread across the first and second floor are five well proportioned, bright and airy bedrooms including a principal bedroom with a private en suite bathroom. All bedrooms also benefit from a family bathroom on the first floor.

Location

Located in Crystal Palace, a charming, lively area surrounded by delicious independent restaurants, wineries, the Everyman Cinema and good transport links. The area is surrounded by beautiful green spaces, including the popular Westow Park and Crystal Palace Park, which features a maze, a lake, and the iconic Crystal Palace Dinosaurs. The park is also home to the National Sports Centre, offering a range of sports facilities and activities.

In addition to the park, there are several cultural institutions in the area, including the Crystal Palace Museum and the local library, both of which offer information about the area's history and heritage.

The area also benefits from being in close proximity to a range of world renowned state and independent schools including Harris City Academy Crystal Palace, Rockmount Primary School, The New School, The Laurels School, The Cedars School, Sydenham High, Alleyns, JAGS and Dulwich College.

Crystal Palace is well-connected, with several bus services and nearby train stations such as Crystal Palace national rail and over ground and Gipsy Hill all providing quick and convenient links to central London and other parts of the city.

Tenure: Freehold

EPC: D Council Tax Band: G

Local Authority: Croydon Council






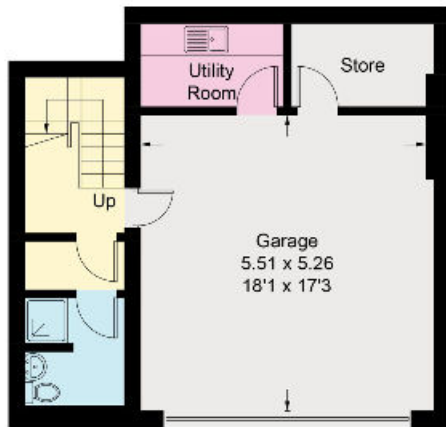


Guide Price £1,100,000

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Lower Ground Floor = 52.3 sq m / 563 sq ft
 Ground Floor = 54.4 sq m / 585 sq ft
 First Floor = 56.4 sq m / 607 sq ft
 Second Floor = 40.5 sq m / 436 sq ft
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 15.5 sq m / 167 sq ft
 Total = 219.1 sq m / 2358 sq ft

 = Reduced headroom below 1.5m / 5'0"



Lower Ground Floor

We would be delighted to tell you more

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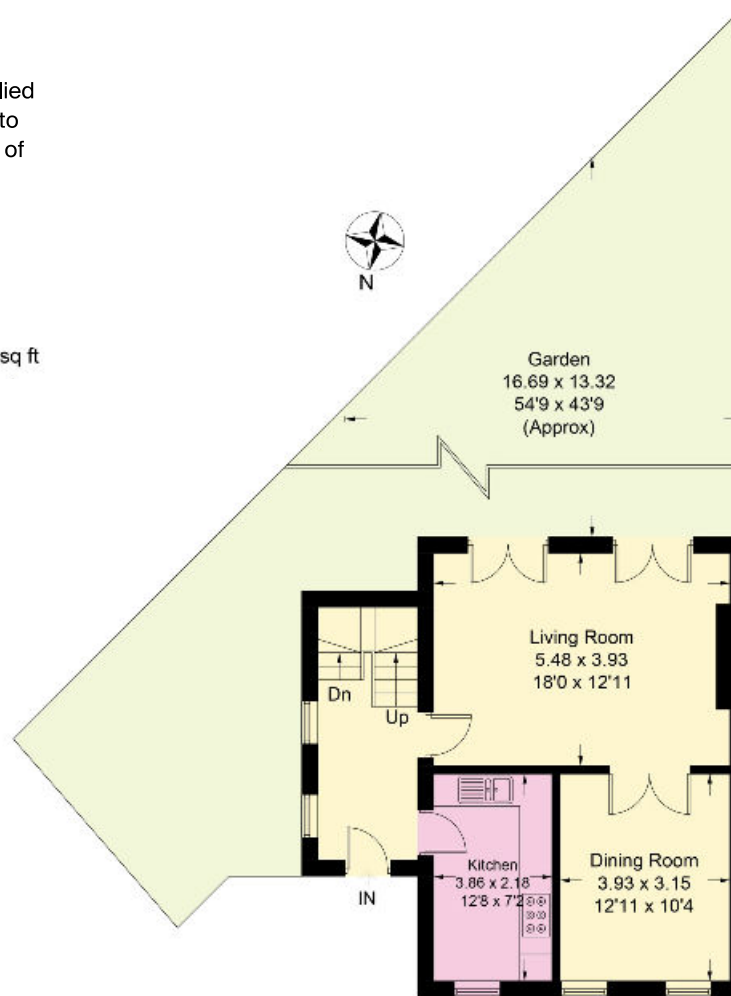
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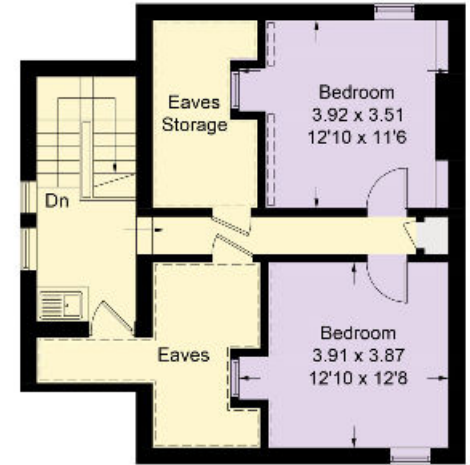
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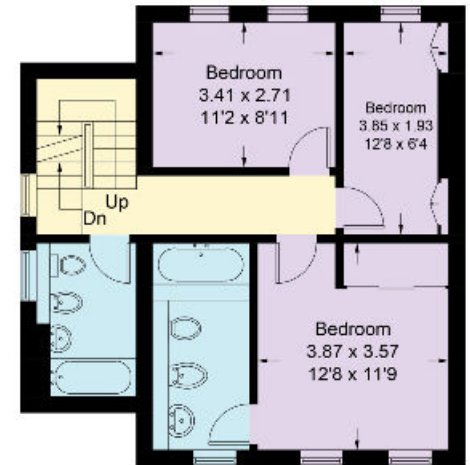
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Ground Floor



Second Floor



First Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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