

Truuli



Preston Road, London, SE19

£685,000 Freehold

- Semi- detached house
- Five double bedrooms
- Double reception
- Bright and airy throughout
- Fresh neutral tones
- Southerly facing private rear garden
- En suite shower room
- Potential for development (STPP)
- School catchment area
- Off street parking & garage

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VENDOR COMMENTS:-"This house has been a happy family home for almost 30 years and as the children are now grown up, it seems a good time to downsize. It's a wonderful house to bring up children in as there is lots of room to play and have friends to stay over. Being of Scottish and Irish descent, we also have enjoyed the ability to easily have our extended families coming to stay.

For me when I was a young mother, neighbours made a point of introducing themselves and inviting me to the many activities on offer for children in the area. We are all still friends to this day. The street remains so friendly with neighbours looking out for each other. My children loved the freedom of playing in Norwood Grove and Streatham Common which are both only a short walk away; there is so much open space for children to explore.

The area has excellent transport links. A brisk walk to West Norwood and the train will take you to London Bridge or Victoria within half an hour. Although Preston Road is quiet, round the corner there is an excellent bus service to Crystal Palace, Brixton, Euston etc.

We have enjoyed a terrific social life; a 10-minute bus ride in Crystal Palace to enjoy the many restaurants, bars and more recently the cinema. Within walking distance is West Norwood which hosts a monthly Feast celebrating food from many cultures and we have a brand-new Picture House cinema there.

There are a variety of supermarkets nearby at Streatham Common and a brand-new Lidl at Crown Point. In addition, there is a parade of shops at Crown Point where friendly independent owners give it a small-town feel".

Enviably located on a well-sought after street, Preston Road is conveniently tucked away but still within a 15 min (0.8 mile) walk to West Norwood Rail station in Zone 3, providing excellent transport links to destination hot spots such as London Victoria, London Bridge and Clapham Junction. This ideal family home also falls within the local school catchment area for St Joseph's College and other Ofsted rated schools.

Set within this quiet residential road is this stunning five double bedroom semi-detached house that has a world of potential and is ideal for home movers and investors alike. On the ground floor is a large bay fronted reception room featuring real wood floors throughout, feature fireplace and also allows an abundance of natural light due to the southerly aspect of this imposing family home. A secondary reception / dining room can be found to the rear of the property which can also be used as a multi-purpose family room, the ground floor further encompasses; a fitted kitchen with tiled floors and splash back also featuring a wide range of integrated appliances along with access to the utility / laundry room and downstairs W/C. This amazing family home also has access to a southerly facing private rear garden with scope to extend (STPP) to the rear and into the loft area.

The first floor encompasses two bright and spacious double bedrooms with fitted carpets, double glazed windows and ample room for storage, a further three well proportioned double bedrooms can be found along with a family bathroom and en-suite shower room. In addition to the garage and off street parking this impressive and extensive semi-detached house has the potential to add value by way of a rear extension and a loft conversion that would add significant space on both the ground and upper floors. This property offers any buyer a chance to put their own decorative stamp on what could be seen as a magnificent family home in an up and coming area

Preston Road is walking distance to West Norwood railway station, with regular buses every 3 to 5 mins to Norwood Junction Railway station all while being a stone's throw from the local amenities of Crown Point.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	84		80
	62		54
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

