Templeton Close, London

£700,000

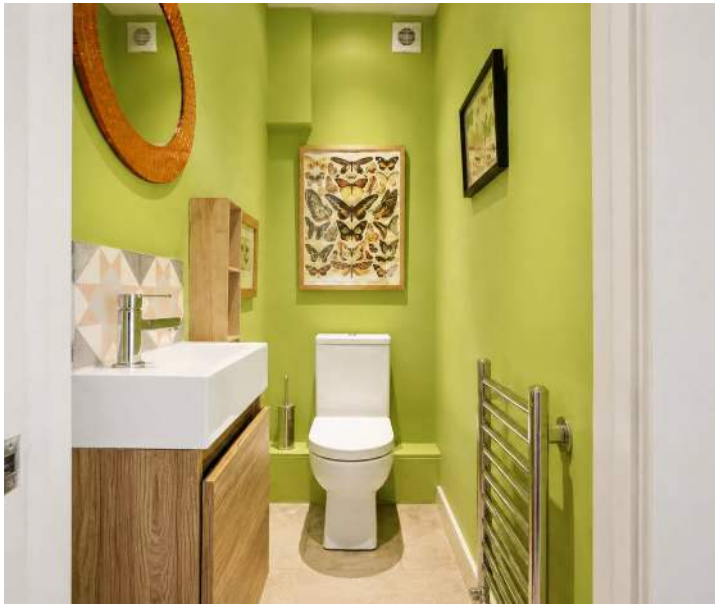
4 Templeton Close

London

Council Tax band: D

Tenure: Freehold

- West-facing garden – drenched in afternoon and evening sun, perfect for entertaining, children's play, or simply unwinding after work.
- Green space on your doorstep – surrounded by parks, woods, and common land, including Crystal Palace Park and Dulwich Woods a true urban oasis.
- Extended to grow with us – a generous kitchen extension created the heart of the home, while the loft conversion added a flexible master suite or guest space.
- Cosy winters – log burner with a well-stocked log store, making cold months warm and inviting.
- Quiet, leafy setting – tucked next to woodland, yet moments from SE19's vibrant cafés, independent shops, and excellent transport links into central London.
- Ready for its next chapter – a much-loved home for 26 years, now available for a new family to create their own memories.



Entrance hall

Reception room
Dimensions: 9' 7" x 13' 4" (2.92m x 4.06m).

Kitchen Dining room
Dimensions: 14' 9" x 22' 0" (4.50m x 6.71m).

Downstairs WC
Dimensions: 2' 6" x 4' 10" (0.76m x 1.47m).

Bedroom one
Dimensions: 8' 7" x 14' 0" (2.62m x 4.27m).

Bedroom two
Dimensions: 8' 7" x 11' 3" (2.62m x 3.43m).

Bathroom
Dimensions: 5' 9" x 8' 2" (1.75m x 2.49m).

Bedroom three
Dimensions: 5' 9" x 8' 0" (1.75m x 2.44m).

Bedroom four
Dimensions: 10' 10" x 16' 3" (3.30m x 4.95m).

En Suite
Dimensions: 4' 0" x 6' 4" (1.22m x 1.93m).

Patio
Dimensions: 12' 6" x 16' 4" (3.81m x 4.98m).

Shed 3
Dimensions: 5' 1" x 6' 0" (1.55m x 1.83m).

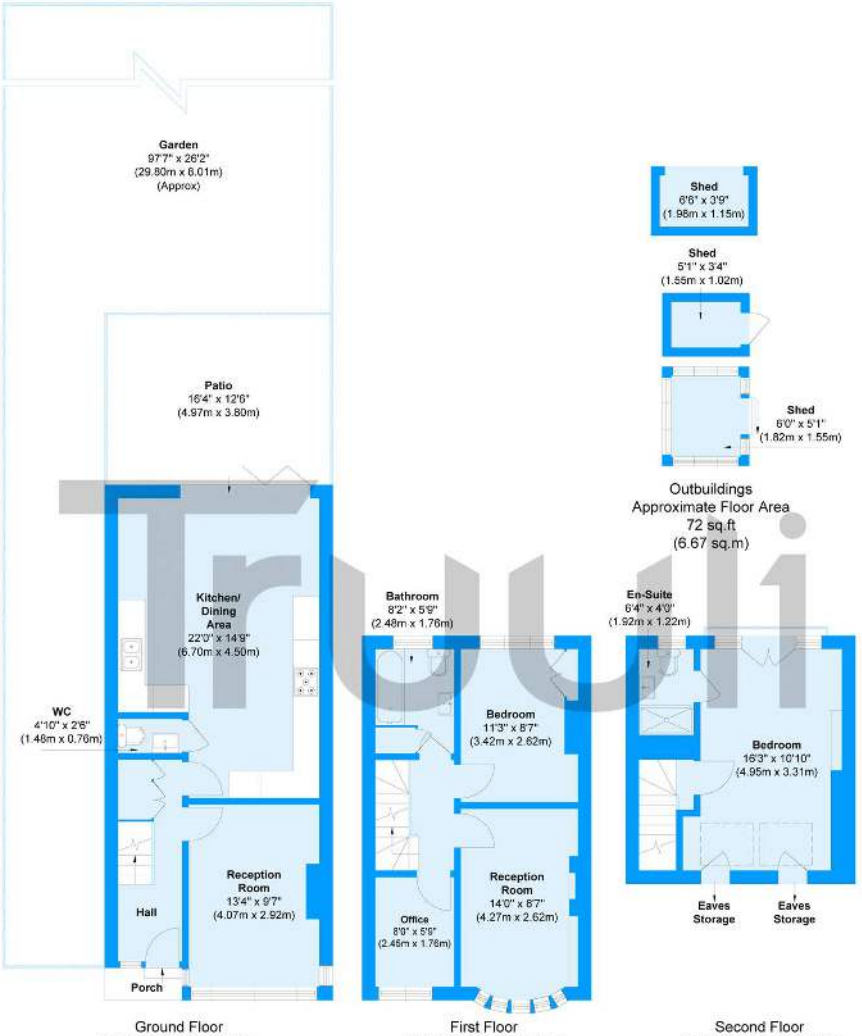
Shed 2
Dimensions: 3' 4" x 5' 1" (1.02m x 1.55m).

Shed 1
Dimensions: 3' 9" x 6' 6" (1.14m x 1.98m).

Garden
Dimensions: 26' 2" x 97' 7" (7.98m x 29.74m).

Templeton Close

= Reduced headroom below 1.5m / 5'0



Outbuildings
Approximate Floor Area
72 sq.ft
(6.67 sq.m)

Ground Floor
Approximate Floor Area
519 sq.ft
(48.23 sq.m)

First Floor
Approximate Floor Area
373 sq.ft
(34.61 sq.m)

Second Floor
Approximate Floor Area
242 sq.ft
(22.45 sq.m)

Approximate Gross Internal Area = 111.99 sq m / 1205 sq ft
(Including Outbuildings)
Outbuildings = 6.67 sq m / 72 sq ft

This floor plan is not to scale and measurements and areas are approximate and therefor snould be used for illustrative purposes only. maximum widths and lengths are represented on the floor plar. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on fithereis any aspact of particular importance, you should carry out or commission your own inspection at the property.

Truuli

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