

FOR SALE

£550,000

Castledine Road, London, SE20



Arranged over two floors, this charming three bedroom Victorian conversion enjoys a prime location close to excellent transport links. The home boasts lofty ceilings, two modern bathrooms, and direct access to a beautifully maintained communal garden.

This well presented property offers a superb blend of period character and modern comfort. Ideally positioned on a quiet residential road, the property is just a short walk from excellent transport links, including Penge West, Crystal Palace and Anerley train stations, making it a perfect choice for commuters and families alike.

This home with share of freehold, benefits from its own private entrance and opens into a spacious hallway, setting the tone for the versatile living space within. The heart of the home is a bright and airy open-plan kitchen and reception area, perfect for both everyday living and entertaining. Also on this level is an additional generously sized room, complete with built-in storage and a feature fireplace, offering the flexibility to be used as either a second reception room or an additional bedroom. A modern shower room completes the floor, adding to the home's practicality and comfort.

Downstairs offers a smaller third bedroom alongside a generously sized master bedroom, complete with a large en-suite bathroom and double doors that give direct access onto a beautifully maintained communal garden, featuring a patio area and a lawn.

This property combines the charm of a classic Victorian home with the convenience of modern living, all within easy reach of local amenities, green spaces, and key transport connections. Early viewings are highly recommended.

- Three Bedrooms
- Two Bathrooms
- Communal Garden
- Private Entrance
- Share of Freehold
- EPC Rating D

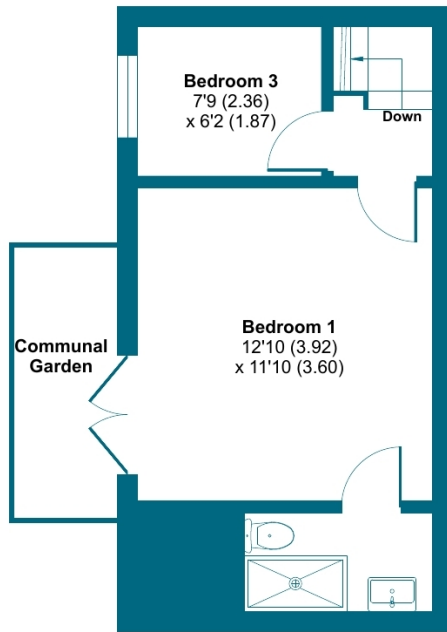




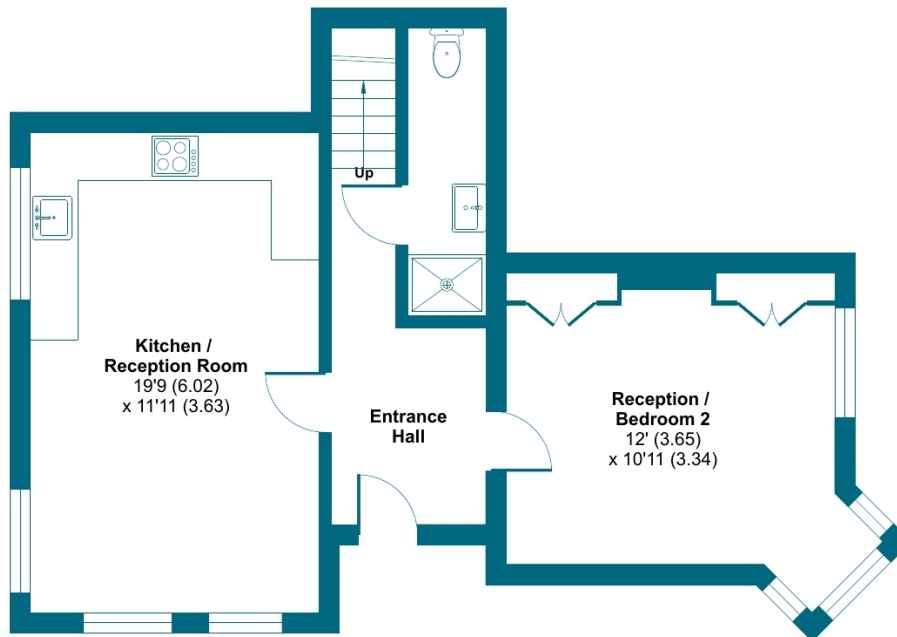
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Approximate Area = 843 sq ft / 78.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Grafton Estate Agents. REF: 1285565



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	