



## 47 Pleydell Avenue

London, SE19 2LN

**Asking Price £850,000**

Galloways are delighted to present to the market this beautiful four-bedroom family home, ideally positioned on a highly sought-after residential road close to Crystal Palace Station.

Beautifully presented throughout, this substantial home is arranged over three floors and offers generous and versatile living space, perfect for modern family life. The ground floor features a spacious through lounge, ideal for both relaxing and entertaining, which flows through to a separate contemporary kitchen fitted with sleek, fully integrated appliances. There is also a convenient W/C and an additional reception room, currently utilised as a home gym, offering flexibility to suit a variety of needs.

The first floor comprises two well-proportioned bedrooms, a stylish family bathroom, and a bright conservatory/porch area that allows an abundance of natural light to flow into the home.

The top floor hosts a further two bedrooms, including a spacious principal suite with the added benefit of a modern en-suite bathroom, providing privacy and comfort.

Throughout the property, there is ample built-in storage, thoughtfully designed to support family living. The home is finished in a refined contemporary style, complemented by excellent natural light, creating a warm and inviting atmosphere.

- FOUR BEDROOM FAMILY HOME
- SPACIOUS THREE STOREY ACCOMMODATION
- BRIGHT AND AIRY THROUGH LOUNGE
- MODERN FULLY INTEGRATED KITCHEN
- ADDITIONAL RECEPTION ROOM / HOME GYM
- TWO BATHROOMS INCLUDING EN-SUITE
- AMPLE BUILT-IN STORAGE THROUGHOUT
- OFF-STREET PARKING VIA DRIVEWAY
- LANDSCAPED PRIVATE REAR GARDEN
- MOMENTS FROM CRYSTAL PALACE STATION & PARK

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

if you wish to arrange a viewing appointment for this property or require further information



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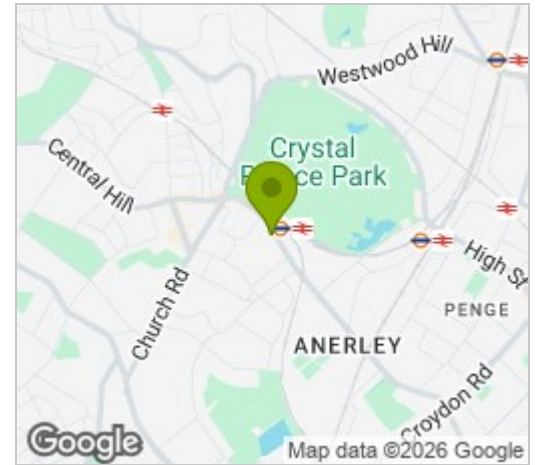
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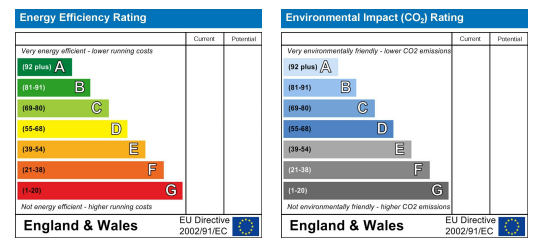
## Floor Plan



## Area Map



## Energy Efficiency Graph



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