

## Biggin Hill, Crystal Palace SE19

Tenure: Freehold Borough: Croydon

**£500,000**

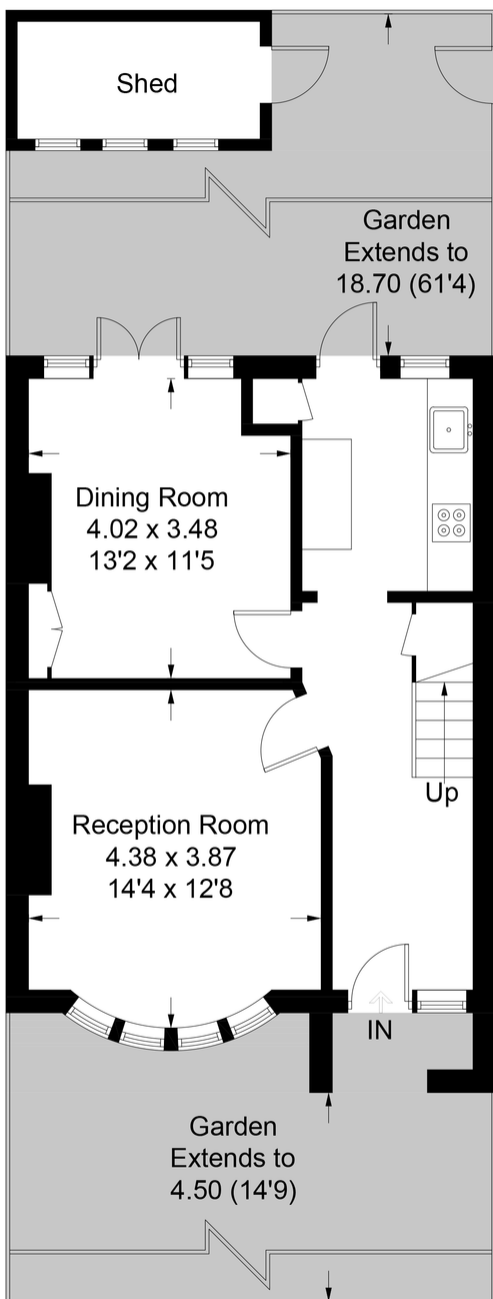
- Three bedroom period house
- Lovely rear garden



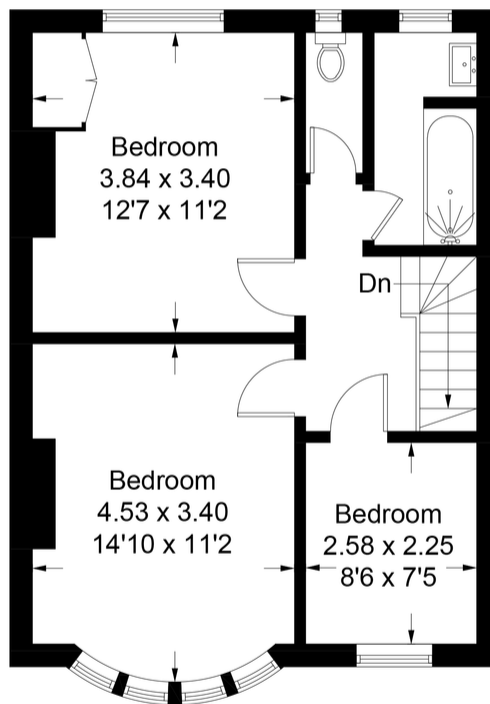
This charming three-bed period house is nicely positioned on Biggin Hill a short walk from the lovely Downsview Primary school. The property has a spacious front reception with round bay window, separate kitchen and large rear dining room overlooking the lovely sunny garden. There are no neighbours to the rear giving you lovely uninterrupted views of open space and trees behind. There are three bedrooms upstairs, bathroom and separate W.C. There is plenty of scope for extension into the loft above and to the rear subject to the usual permissions. Biggin Hill is well located for Crystal Palace, Norbury station and the wide open spaces of Norwood park and the Rookery.

# Biggin Hill

Approximate Gross Internal Area = 96.4 sq m / 1038 sq ft  
(Excluding Shed)

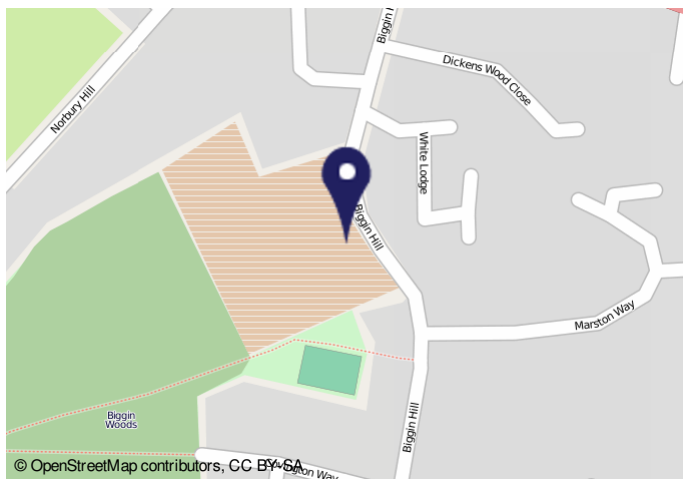


**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID602644)



**Energy Performance Certificate**

76, Biggin Hill, LONDON, SE19 3HU  
 Dwelling type: End terrace house  
 Date of assessment: 07 February 2019  
 Date of certificate: 07 February 2019  
 Reference number: 0838-1018-7262-6221-6920  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 86 m<sup>2</sup>

Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient  
 • Find out how you can save energy and money by making improvement measures

**Estimated energy costs of dwelling for 3 years:** **£ 2,262**  
**Over 3 years you could save** **£ 792**

Estimated energy costs of this home		Potential costs	Potential future savings
Current costs	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 1,758 over 3 years	£ 1,047 over 3 years	You could save <b>£ 792</b> over 3 years
Hot Water	£ 300 over 3 years	£ 214 over 3 years	
<b>Total</b>	<b>£ 2,262</b>	<b>£ 1,479</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating given here is based on apparent assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 508
2. Floor insulation (suspended floor)	£600 - £1,200	£ 120
3. Solar water heating	£4,000 - £5,000	£ 81

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.trustedenergycouncil.org.uk](http://www.trustedenergycouncil.org.uk) or call freephone 0800 444222. The Green Deal may enable you to fund your home without debt (subject to cap).

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**Important Notice**  
 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.