



Price Taylor LLP

Residential

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**FREEHOLD
CHAIN FREE**

*Call us now
We hold the
keys..*



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1357ft²

South Norwood Hill, London SE25



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Price Taylor LLP
Residential

South Norwood Hill | South Norwood | London | SE25 6AQ

- Premium location with service road access
- A commuters dream.. Windrush Line (overground), Southern and Thameslink Services at Norwood Junction Station
- Just a 10 minute walk to the Station, and the High Street with a wide array of amenities.
- Two reception rooms
- Attractive mature borders
- Gas fired central heating and double glazing
- Bath and shower room
- Second / En-suite shower room
- Off street parking
- Extension potential
- Porch
- Well maintained and ready to move into
- Excellent local schools
- South Norwood Lake & Grounds close by and many other local parks
- No onward chain! Must view if you are looking for a four bedroom house.



Independent Estate Agents.
Trusted services you can depend upon.

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South Norwood Hill, SE25

Call today to view this beautiful four-bedroom family home located only a short distance from a variety of excellent local schools, green spaces, station, bus routes and vibrant High Street with numerous convenience stores, restaurants and cafes. Internal viewing is highly recommended.



Situated in a sought after location, this four bedroom-house is perfect for families looking for a spacious property. There is a very large room in the loft conversion. The house boasts a quiet garden with patio area, ideal for outdoor entertaining or relaxing in the sun. With off-street parking available, convenience is key for residents.

The property is well located for the Windrush Line (London Overground), Southern and Thameslink services at Norwood Junction Station, making commuting a breeze for those working in the City, or for easy access to Gatwick and Luton Airports. Well regarded local schools include St Thomas Becket Primary School and Harris Aspire Academy.

There is a convenient porch which is welcoming, and on entering the house, there are period features including stained glass windows. The kitchen is functional and well laid out. The reception rooms are very well lit and welcoming. The gas fire place is a focal point in the lounge.

Moving upstairs there is an attractive staircase. The bedroom doors are well fitted. There are two spacious double bedrooms and a single bedroom / study, and a further double bedroom with en-suite shower room on the second floor.

The house is available with no onward chain. If you are looking for a very well maintained four bedroom house that is ready to move into. Call us today for a viewing. We hold the keys..

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Ground Floor Accommodation

Carpeted porch with upvc glazed French doors.

Entrance Hall:

Timber door leading to a welcoming entrance hall, with stair case and understairs cupboard. Radiator.

Lounge: 4.79m (into bay) x 3.96m (13'0" x 14'2").

Feature gas fire. Wall mounted radiators. Carpeted floor.

Dining Room: 4.0m x 3.35m (13'1" x 11'0"). Upvc double glazed French doors into garden. Wall mounted radiators. Carpeted floor.

Kitchen: 3.59m (max.) x 2.25m (11'7" x 7'5")

A range of fitted wall mounted units and base units, with built in oven, space for fridge freezer. With laminate worktops with gas hob, one and a half bowl kitchen sink, and tiled splashbacks. Window and door to rear. Upvc double glazed door to garden. Radiator.

First Floor Accommodation

Landing

Carpeted staircase leading to carpeted landing.

Bedroom 5.0m x 3.64m (12'7" x 9'5").

Double glazed windows to rear aspect. Carpeted flooring. Radiator.

Bedroom 3.35m x 3.92m (11'0" x 12'10").

Double glazed window to front aspect. Hard wearing laminate flooring. Shelf units and cabinet. Radiator.

Bedroom 2.12m x 2.56m (7'00" x 8'5").

Double glazed windows to front aspect. Carpeted flooring. Radiator.

Bathroom

A four piece suite bathroom, with WC and separate shower cubicle, with tiled walls and floor covering. Cupboard housing hot water cylinder. Double glazed frosted window to rear aspect. Radiator.

Second Floor Accommodation

Bedroom 6.1m x 3.51m (5.45m (max.) (20'5" x 11'5")) Double glazed windows to rear aspect, and roof window to front aspect. Carpeted flooring. Radiator.

En-Suite Shower Room

With three piece suite. Double glazed window to rear aspect. Tiled floor and walls. Radiator.

Exterior Accommodation

Off street parking to the front. With block paving 6.11m x 5.9m (20'0" x 19'4").

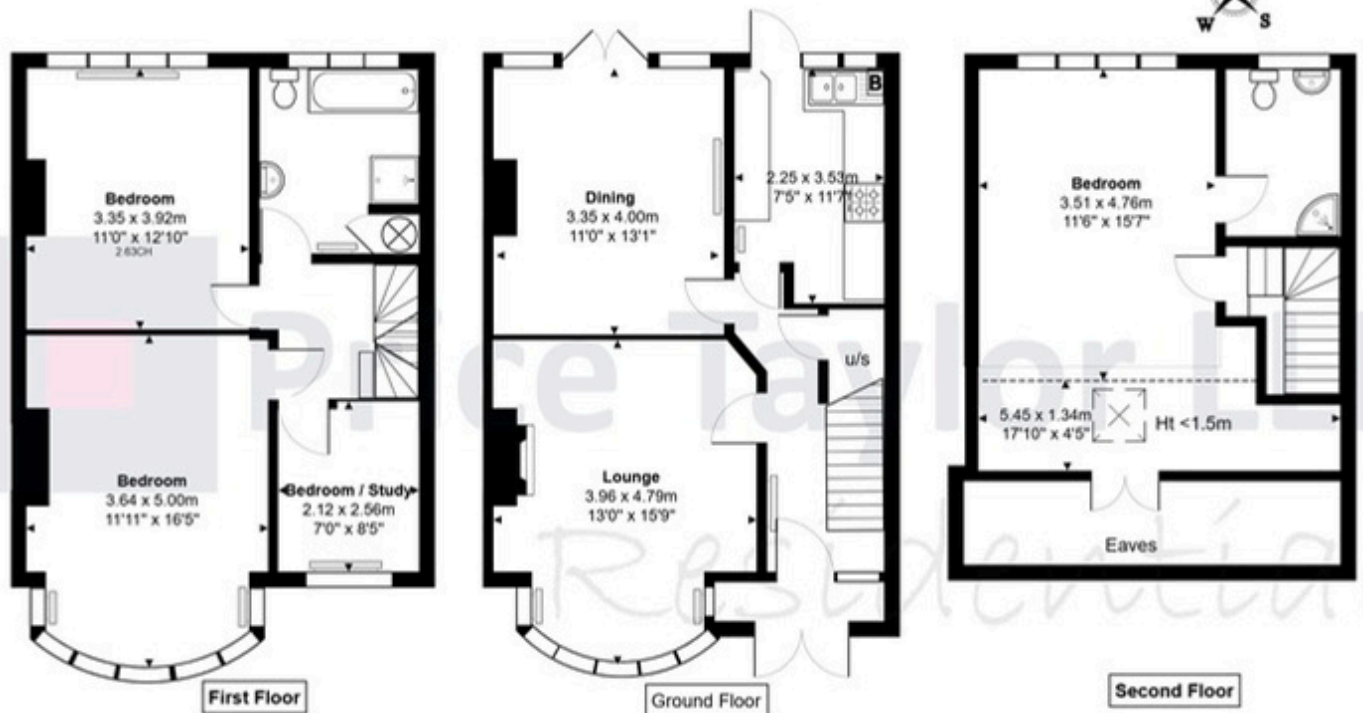
Back garden 18.6m (61'0") deep. With patio area, and lawn with mature borders. Gate to communal pedestrian access way at rear.

Timber Garden Shed.



"South Norwood Hill is a sought after road, with access to numerous parks and green spaces, perfect for dog walking and outdoor recreational pursuits for all the family. Combined with superb transport connections, this is a home where you can truly relax and enjoy the best of both worlds".

76, South Norwood Hill, South Norwood, London, SE25 6AQ



All measurements are approximate and for display purposes only.

Total Area: 115.0 m² ... 1238 ft²

Restricted Height Area <1.5Ht : 8.1m² (87 ft²)

Total Including Restricted Height Area: 126.1m² (1357 ft²)

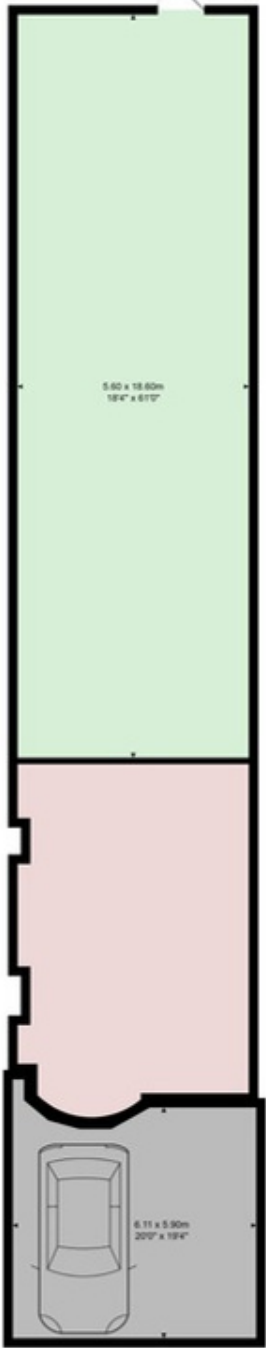
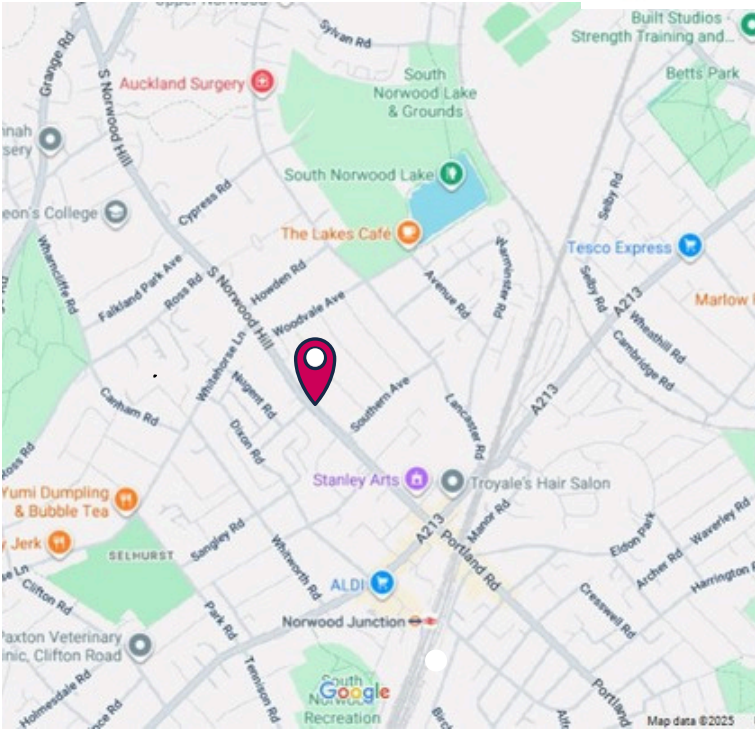
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Property Location



Property Site Plan



Additional Information

Council Tax Band D

EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

South Norwood Hill, London SE25



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Terms

Price £650,000

Subject to Contract

ARRANGE A VIEWING

 **020 7354 7354**

 **info@pricetaylor.com**

Ref: 76SE25



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