



Norwood Park Road, SE27 | £825,000

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In General

- Three bedroom semi-detached house
- 26ft through reception room
- No onward chain
- Backing directly onto Norwood Park
- Off street parking
- Spacious kitchen / diner
- Excellent condition
- Characterful features

In Detail

A superbly presented three bedroom semi-detached house, situated on a sought-after residential road in West Norwood.

This lovingly maintained and upgraded family home has been in the same ownership for many years and boasts a wealth of characterful features that create a warm and inviting atmosphere. The welcoming entrance hall features stained-glass windows and ornate coving, leading through to an impressive 26ft through-reception room with shuttered windows, bespoke cabinetry and shelving, solid wood flooring, and a striking fireplace with a marble surround. Double doors open into a spacious kitchen/diner, an extension of the original build, fitted with bespoke cabinetry in an attractive sage green—an ideal space for informal dining or enjoying a morning coffee overlooking the garden. The remainder of the ground floor comprises a practical utility room and a guest WC.

Upstairs, there are three well proportioned bedrooms and a fully tiled family bathroom. In addition, there is a partially converted loft room with skylights and eaves storage, offering a versatile space suitable for use as an occasional home office.

Externally, the property benefits from a lawned rear garden with side access and a patio seating area, backing directly onto Norwood Park. The sunny south-easterly aspect makes it ideal for relaxing and entertaining during the summer months. Also, off street parking at the front of the property.

Norwood Park Road is a quiet residential street, predominantly made up of similar-style properties, and is conveniently located for West Norwood and Gipsy Hill rail links, the High Street, central Crystal Palace, and highly regarded local schools.

No onward chain.

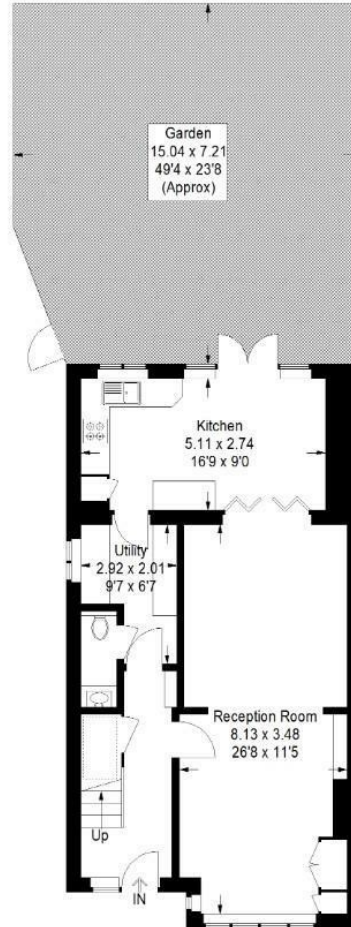
EPC: TBC | Council Tax Band: D



Floorplan

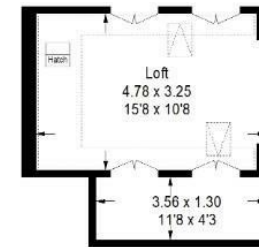
Norwood Park Road, SE27

Approximate Gross Internal Area
 101.1 sq m / 1088 sq ft
 Loft = 20.7 sq m / 223 sq ft
 Total = 121.8 sq m / 1311 sq ft

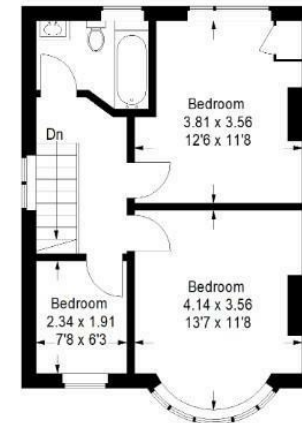


Ground Floor

= Reduced headroom below 1.5 m / 5'0"



Loft



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 102 plus) A | | | |
| 81-101) B | | | |
| 69-80) C | | | |
| 55-68) D | | | |
| 39-54) E | | | |
| 21-38) F | | | |
| 1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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