



Norwood Park Road, SE27 | Guide Price £725,000

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# In General

- Three bedroom semi-detached house
- No onward chain
- Backing onto Norwood Park
- 26ft through reception room
- Highly regarded road
- Community-orientated street

# In Detail

\*Guide price £725,000 - £750,000\*

A characterful three bedroom semi-detached home, perfectly positioned on a highly sought-after road and directly backing onto the open green spaces of Norwood Park.

Lovingly maintained by the current owners for many years, this family home has been thoughtfully improved and maintained. The accommodation is arranged over two floors, with potential to extend further via a loft conversion (STP).

The ground floor features a generous 26ft through-reception room, ideal for entertaining, and a bright garden room that enjoys views over the rear garden. A modern kitchen is finished with granite worktops and classic metro tiling.

Upstairs, there are two spacious double bedrooms—both with bespoke fitted storage—alongside a third bedroom or study, and a fully tiled family bathroom.

Nature lovers will be captivated by the beautifully landscaped front and rear gardens, filled with mature planting that provides colour and interest throughout the year. A gate at the rear offers direct access into Norwood Park—an exceptional extension of the outdoor space, perfect for joggers, dog walkers, and relaxed weekend strolls.

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

Offered with no onward chain.

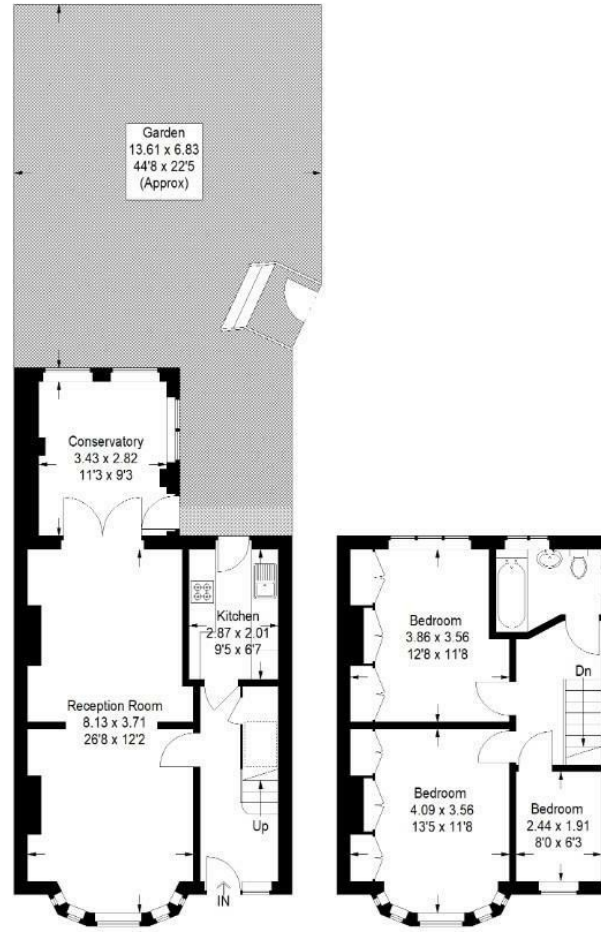
EPC: E | Council Tax Band: D



# Floorplan

54 Norwood Park Road, SE27

Approximate Gross Internal Area  
97.3 sq m / 1047 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5 m / 5'0"

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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                                 |           |
| 76(41) B                                    |           |
| 69(40) C                                    |           |
| 55(48) D                                    |           |
| 39(54) E                                    |           |
| 21(38) F                                    |           |
| 1(20) G                                     |           |
| 50  | 69        |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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