



Ross Road, SE25 | £625,000

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In General

- Four bedroom family house
- Sun terrace and stunning elevated views
- Two bathrooms
- Off street parking
- Directly opposite Grangewood Park
- 56ft layered garden
- 20ft bedroom with a Juliette balcony

In Detail

A fresh and vibrant four bedroom, two bathroom family house positioned directly opposite leafy Grangewood Park and well placed for transport links.

This warm and inviting property is arranged over three floors and boasts the most stunning elevated views of the surrounding area and beyond. The entrance level comprises of a separate front reception room with crisp white decor and a pretty tiled fireplace - a cosy retreat in winter months. The kitchen provides ample storage and work space, whilst the rear dining room is flooded with natural light and has a large sliding door to a terrace. The first floor is made up of three double bedrooms (one with fitted wardrobes) and the main family bathroom, with the top floor housing an exceptional master suite with a 20ft bedroom which has generous eaves storage, sky lights, and a fabulous Juliette balcony to make the most of the exceptional outlook which impresses all year around; and a second bathroom.

Externally the sun terrace is the place for evening drinks and quiet moments, whilst a layered garden extends to 56ft with seasonal blooms and a shed, offering a private area to relax with friends and family, or a good book. There is also off street parking at the front the property.

This location is primarily served by both Thornton Heath and Norwood Junction (11 mins to London Bridge, and on the Overground) rail links. Prominent nearby schools include both Cypress and David Livingstone primaries. Grangewood park is 27 acres of green space that is perfect for families and dog walkers and includes woods, ornamental gardens, a bowling green, tennis, basketball and football courts, a playground and an outdoor gym. The Friends of Grangewood Park offer regular community get-togethers, volunteering and picnics.

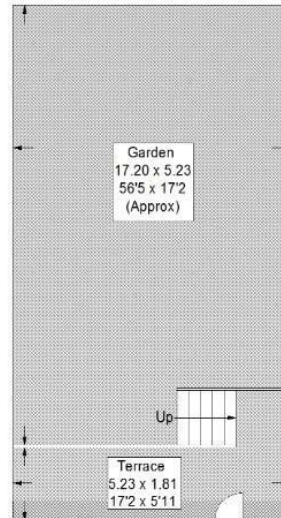
EPC: TBC | Council Tax Band: D



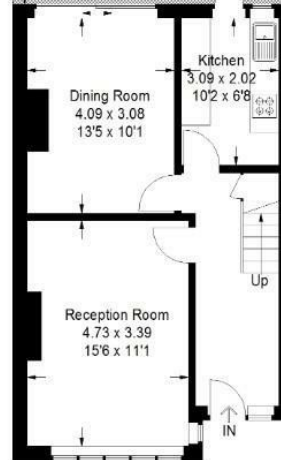
Floorplan

Ross Road, SE25

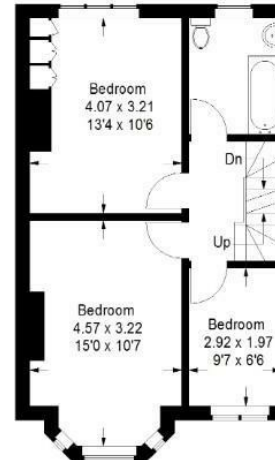
Approximate Gross Internal Area
(Excluding Eaves)
122.4 sq m / 1317 sq ft



Second Floor



Ground Floor



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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