



St. Julians Farm Road, SE27 | Guide Price £1,000,000

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# In General

- Four double bedrooms
- 63 ft garden
- Period property
- Two bathrooms
- Semi detached
- Potential to extend STPP
- South facing garden
- Great location

# In Detail

\*GUIDE PRICE £1,000,000 - £1,050,000\*

A charming period four-bedroom semi-detached house, ideally located on the desired St Julian's Farm Road.

Upon entering this characterful home, you are welcomed into the first reception room, featuring large sash windows a feature fireplace, and a characterful ceiling rose. This leads through to a spacious dining room with double doors leading out to the 63 ft south facing garden.

To the rear, the property boasts a generous eat-in kitchen offering ample preparation space and extensive storage, complemented by a highly convenient separate utility room.

The first floor comprises three well-proportioned double bedrooms and a family bathroom. The top floor hosts an additional spacious double bedroom along with a second bathroom, providing excellent flexibility for growing families or guests.

St Julian's Farm Road is one of West Norwood's most desirable addresses, renowned for its welcoming community atmosphere and close proximity to highly regarded schools, local amenities, cafés, restaurants, and excellent transport links.

The property is ideally situated within easy reach of both West Norwood and Tulse Hill stations, offering fast and convenient connections to London Bridge, Victoria, and the City.

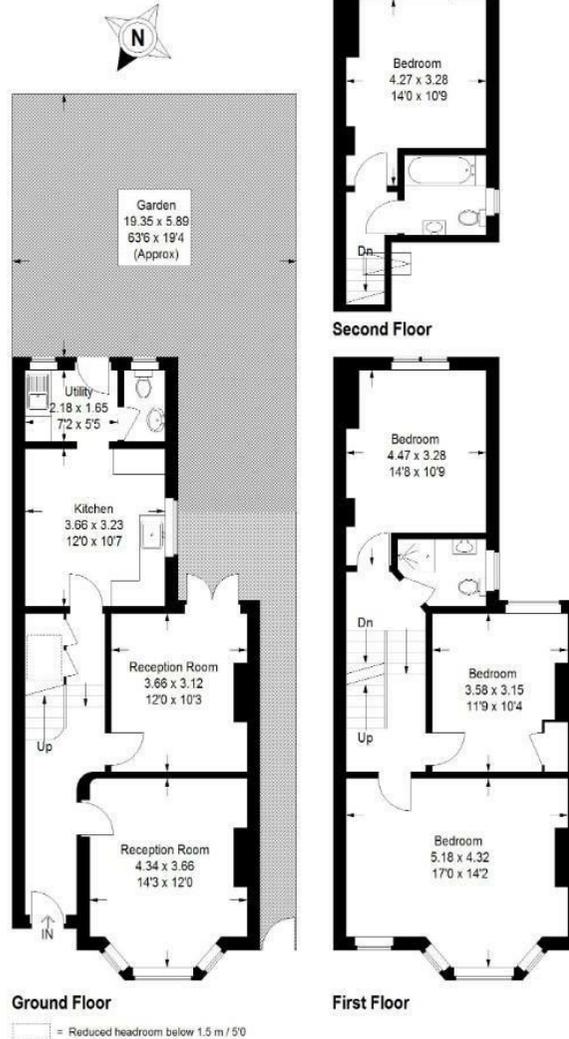
EPC: E | Council Tax Band: F



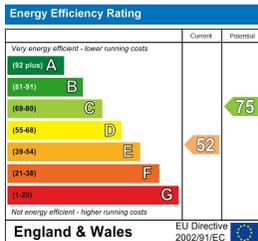
# Floorplan

St. Julians Farm Road, SE27

Approximate Gross Internal Area  
135.1 sq m / 1454 sq ft



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. (ID1277917)



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