



**3 Bed
House - Semi-
Detached
St. Dunstans Road**

**Asking price
£525,000**

Freehold

- Three bedroom Semi detached house
- Double glazing throughout
- Newly decorated
- Cloakroom and Shower room
- Reception room and fitted kitchen
- Rear garden and driveway
- Ideal for Norwood Junction Mainline Station
- Close to shops, amenities and bus routes
- Vacant possession
- Gas central heating system



St. Dunstons Road
London
SE25 6EU

Situated in St. Dunstons Road in the vibrant area of South Norwood, this substantial three-bedroom semi-detached family home is now available to the market with no onward chain. Perfectly positioned just moments away from a variety of local amenities, Norwood Junction, and the picturesque South Norwood Lake, this property offers both convenience and charm.

Upon entering, you will be greeted by a spacious reception room that provides a welcoming atmosphere, ideal for family gatherings or entertaining guests. The separate kitchen is functional and well-appointed, making meal preparation a delight. The home features a family bathroom, along with a convenient downstairs W/C, ensuring practicality for busy family life.

Natural light floods the interior, enhancing the sense of space and warmth throughout the home. The charming rear garden offers a peaceful retreat, perfect for enjoying sunny afternoons or hosting barbecues with friends and family.

This property is an excellent opportunity for those seeking a family home in a desirable location, combining comfort, space, and accessibility. Don't miss the chance to make this lovely house your new home.

Entrance

Tandem Driveway

Entrance hall

Front door. Radiator.

Cloakroom

Frosted double glazed window to side. Low level WC.
Wash hand basin.

Kitchen

11'2 x 8'1
Double glazed window to front. Range of wall and base units with work surfaces over. Central heating boiler. Enamel Sink unit and drainer. Tiled flooring. Electric oven, gas hob and extractor fan. Splash back tiling. Space for washing machine and fridge freezer.

Reception room

24'9 x 14'8
Double glazed window to rear. Double glazed door to garden. Two radiators. Feature electric fireplace.

Landing

Access to loft. Double glazed window to side. Airing cupboard.

Bedroom one

12'0 x 8'1
Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom two

9'1 x 8'1
Double glazed window to front. Radiator. Fitted wardrobe.

Bedroom three

8'11 x 6'2
Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted window to front. Shower cubicle. Low level WC. Vanity wash hand basin. Heated towel rail.

Garden

30'1 x 18'8
Rear garden. Shed. Pond.

Tenure

"We are advised by the vendor(s) that the tenure is Freehold".

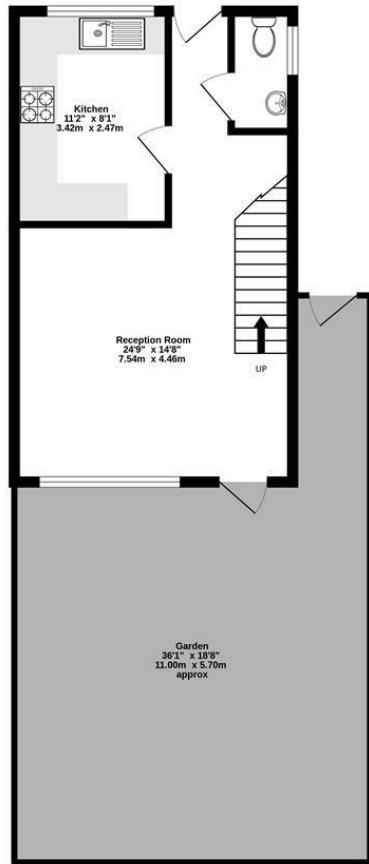
Authority

London Borough Of Croydon. Band D £2599.91

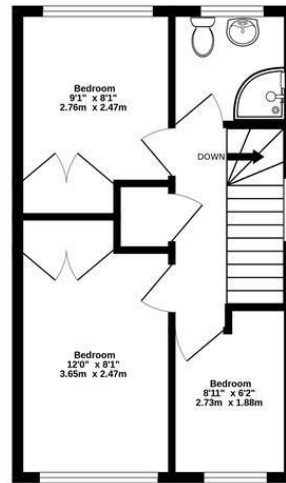




Ground Floor
362 sq.ft. (33.6 sq.m.) approx.



1st Floor
350 sq.ft. (32.5 sq.m.) approx.



St Dunstons Road South Norwood SE27
TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(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	

