



**5 Bed
House - End
Terrace**
Chartham Road
**Guide price
£470,000**
Freehold

- Five bedroom end of terrace
- Two reception rooms
- Two bathrooms
- Double glazing
- Gas central heating system
- Garden to rear with workshop
- Convenient to Tramlink Services
- Ideal for Norwood Junction Railway/Overground Station



Chartham Road
South Norwood
London
SE25 4HP

This substantial 1930's end-of-terrace property offers generous proportions, period character, and a highly convenient location. Situated on Chartham Road, South Norwood, the house is ideally positioned for Norwood Junction station (with fast rail services into London Bridge and beyond), the London Overground network, and local tram link connections, ensuring excellent transport links for commuters. For leisure, the wide open spaces of South Norwood Country Park are just a short stroll away, providing a welcome retreat from city life.

The property provides an impressive five bedrooms and two bathrooms, making it an ideal home for larger families or those seeking additional space for home working.

Entrance

Front door leading to hallway

Reception Room

12'10 x 11'10

Double glazed window to front. Feature fireplace.

Dining room

13'10 x 10'0

Patio doors to garden. Feature fire surround.

Kitchen

8'2 x 6'11

Double glazed door to garden. Range of wall and base units with work surfaces over. Built-in oven and hob with extractor fan. Stainless steel single drainer sink unit. Space and services for washing machine and fridge/freezer.

Landing

Access to top floor.

Bedroom One

11'10 x 11'2

Double glazed window to front.

Bedroom Two

11'2 x 11'2

Double glazed window to rear.

Bathroom

7'6 x 6'1

Three piece bathroom suite.

Bedroom Three

6'5 x 6'1

Double glazed window to front.

Bedroom Four

12'3 x 8'4

Bedroom Five

11'2 x 9'2

En-suite

6'5 x 5'3

Garden

Patio and Lawn.

Tenure

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

Authority

London Borough Of Croydon Band D £2366.91

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.



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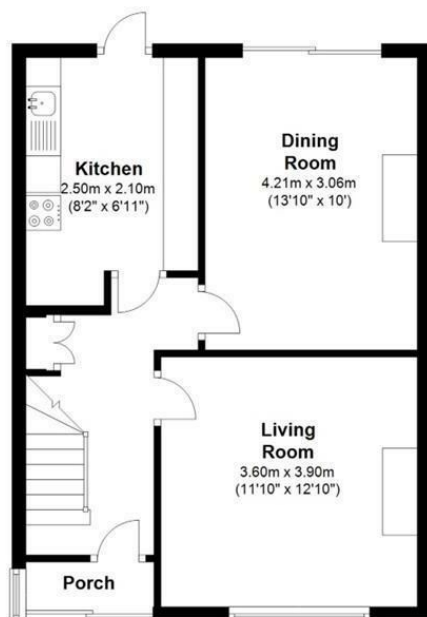


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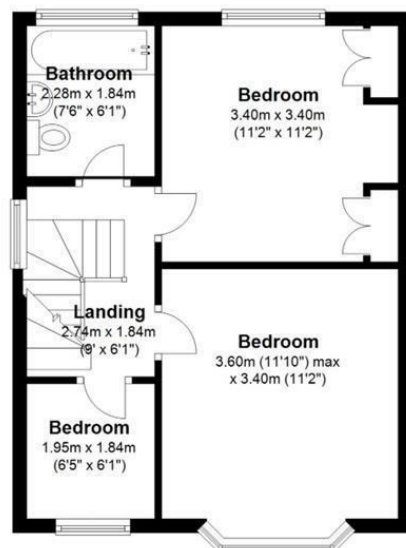
Ground Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



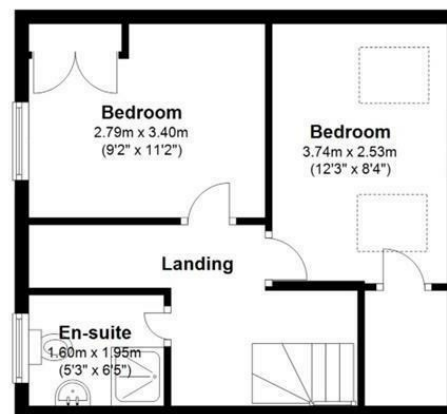
First Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



Second Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



Total area: approx. 116.2 sq. metres (1250.5 sq. feet)

FLOOR PLAN MEASUREMENTS & ILLUSTRATIONS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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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