



Southern Avenue SE25  
£699,995

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# In general

- Four bedroom semi-detached house
- Garage and driveway
- Nearby Norwood Park
- Access to Norwood Junction rail
- Popular Norhyrst Estate location
- Kitchen / breakfast room

# In detail

A larger than average and naturally built four bedroom semi-detached house forming part of the popular Norhyrst Estate nearby Norwood Park and the lakes.

This tastefully decorated and lovingly maintained property could make the ideal next step for those seeking more space and a well-connected residential location.

Points to note include a spacious kitchen / breakfast room, two separate reception rooms (one with a seven window bay and the other with double doors to garden), a generous entrance hall and first floor landing, off street parking for two / three cars, a garage with rear access, four well proportioned bedrooms, and a large attic space which offers conversion potential (STP).

Externally there is a low maintenance lawned rear garden with a patio seating area.

This location works well for access to Norwood Junction station and various amenities, including those at central Crystal Palace.

EPC: E

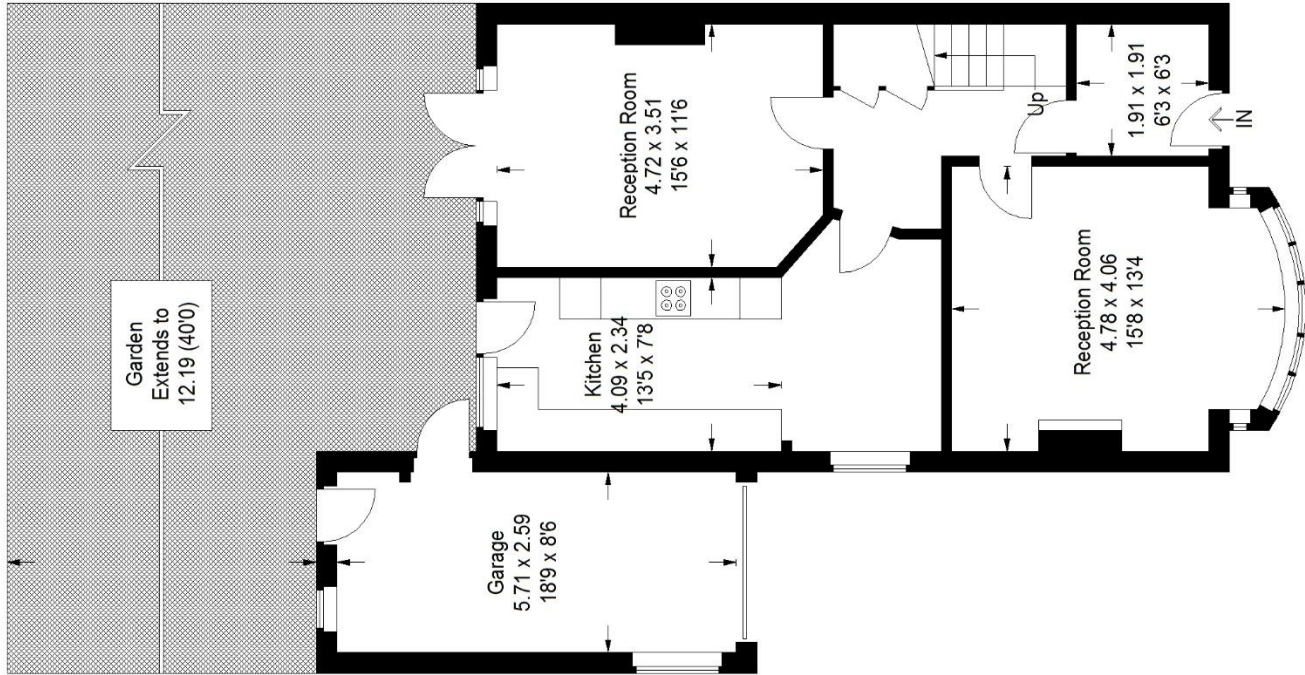




# Floorplan

## Southern Avenue, SE25

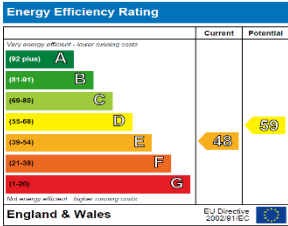
Approximate Gross Internal Area  
Ground Floor = 66.5 sq m / 716 sq ft  
First Floor = 65.9 sq m / 709 sq ft  
Garage = 15.5 sq m / 167 sq ft  
Total = 147.9 sq m / 1592 sq ft



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.



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