



Stanger Road SE25
£625,000

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In general

- Beautifully modernised Victorian house
- Three double bedrooms
- Potential for attic conversion (STP)
- DeVol kitchen / diner
- Under floor heating
- Two spacious reception rooms
- Period detail

In detail

A beautifully presented and deceptively spacious three double bedroom Victorian house positioned on a quiet road moments from excellent transport links.

Much time, effort and energy has been spent by the current owners to upgrade and improve the accommodation, which is now ready for a buyer to immediately enjoy.

Period features, tasteful decor, and modernised electrical and plumbing works are just some of the benefits offered by this fantastic property. The rear of the house has been opened out to offer a sociable kitchen /diner, boasting a recently fitted and beautifully made deVOL kitchen and bi-fold doors, framing the rear garden and further enhancing this pleasant space on sunny days.

Other notable points include stripped wood flooring, a well designed first floor shower room with a walk-in rainfall shower, under floor heating in the bathroom, light and bright bedrooms, and a generous loft space with potential to convert (STP).

Externally there is a neat south-facing garden with a patio seating area, side-return, and rear access (ideal for bikes or works).

Stanger Road is primarily served by Norwood Junction rail station, which is just a stone's throw at the end of the road and has fast links (11 mins) to London Bridge.

Other nearby conveniences include the High Street and Norwood Lakes and Grounds, also schooling options such as Little Pumpkins nursery and Harris Academy.

EPC: E | Council Tax Band D



Floorplan

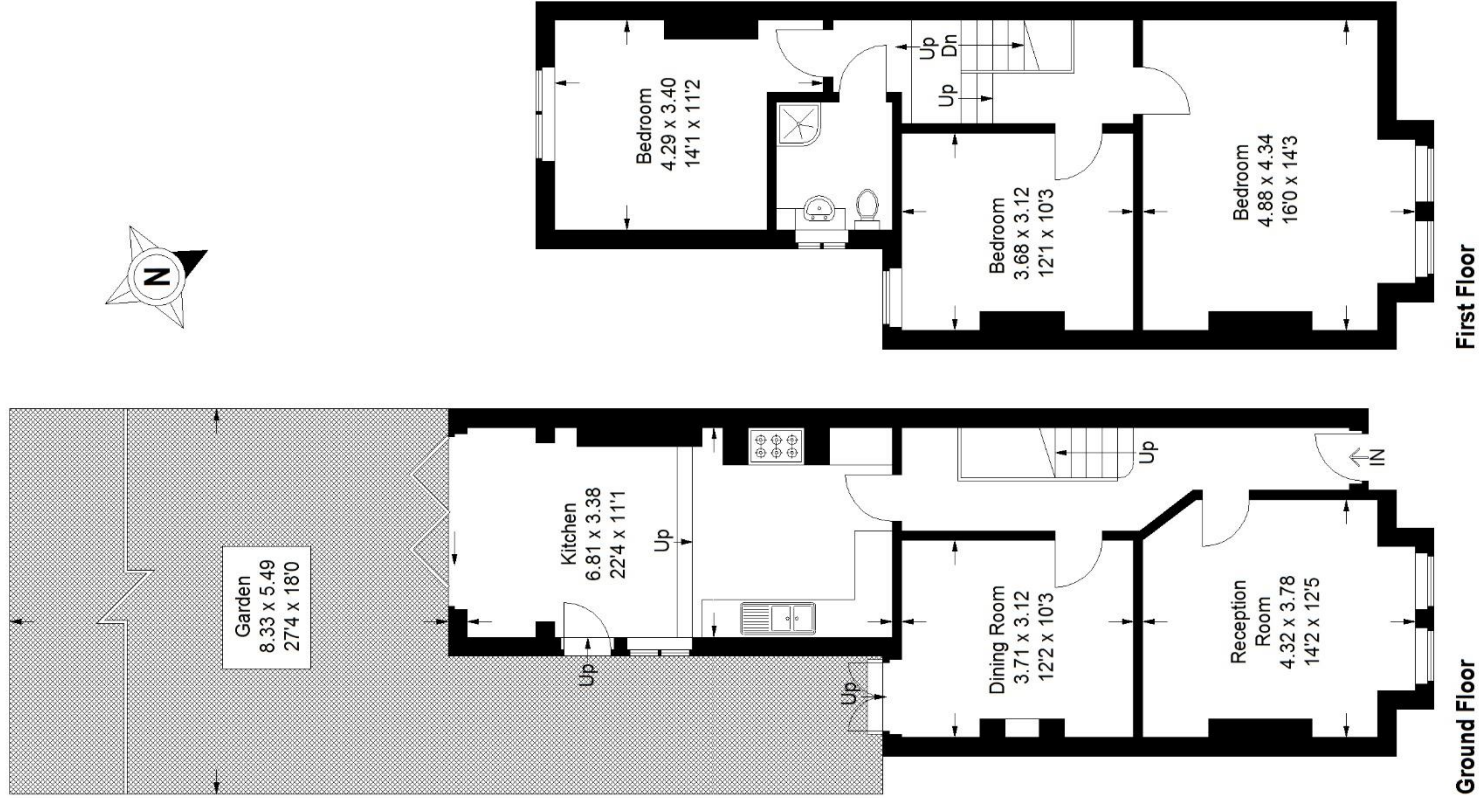
Stanger Road, SE25

Approximate Gross Internal Area

Ground Floor = 62.9 sq m / 677 sq ft

First Floor = 57.6 sq m / 620 sq ft

Total = 120.5 sq m / 1297 sq ft



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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