



Gipsy Road SE27
Guide Price £580,000-£600,000

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In general

- Two bedroom freehold house
- Perfect entertainers kitchen
- Large landscaped rear garden
- Well placed for transport links
- Upgraded by the current owners
- Rarely available style

In detail

A stylishly finished, recently extended and rarely available two bedroom semi-detached house conveniently positioned for West Norwood transport links and various amenities, including the new West Norwood PictureHouse and West Norwood Leisure Centre.

The property has been extended to offer a sociable open-plan kitchen/diner with an abundance of storage, underfloor heating, integrated appliances, and bifold doors to the garden. Furthermore, the current owners have modernised the heating and electrics and finished the accommodation to offer an immediately enjoyable space. As well as offering a bright, spacious entertaining area at the rear of the house, the large, easy-to-maintain garden is a pleasant, sunny retreat with a beautiful seating and lounge area, planted landscaped borders, and an L-shaped section of land with an existing outbuilding which could be redeveloped to work well for a summer house or home office.

Gipsy Road is within proximity of leisure and shopping options at Gipsy Parade, West Norwood, central Crystal Palace, and West Dulwich. Also, Norwood Park is moments away and the ever-popular Kingswood Primary school at the opposite end of the road.

A highly recommended viewing.

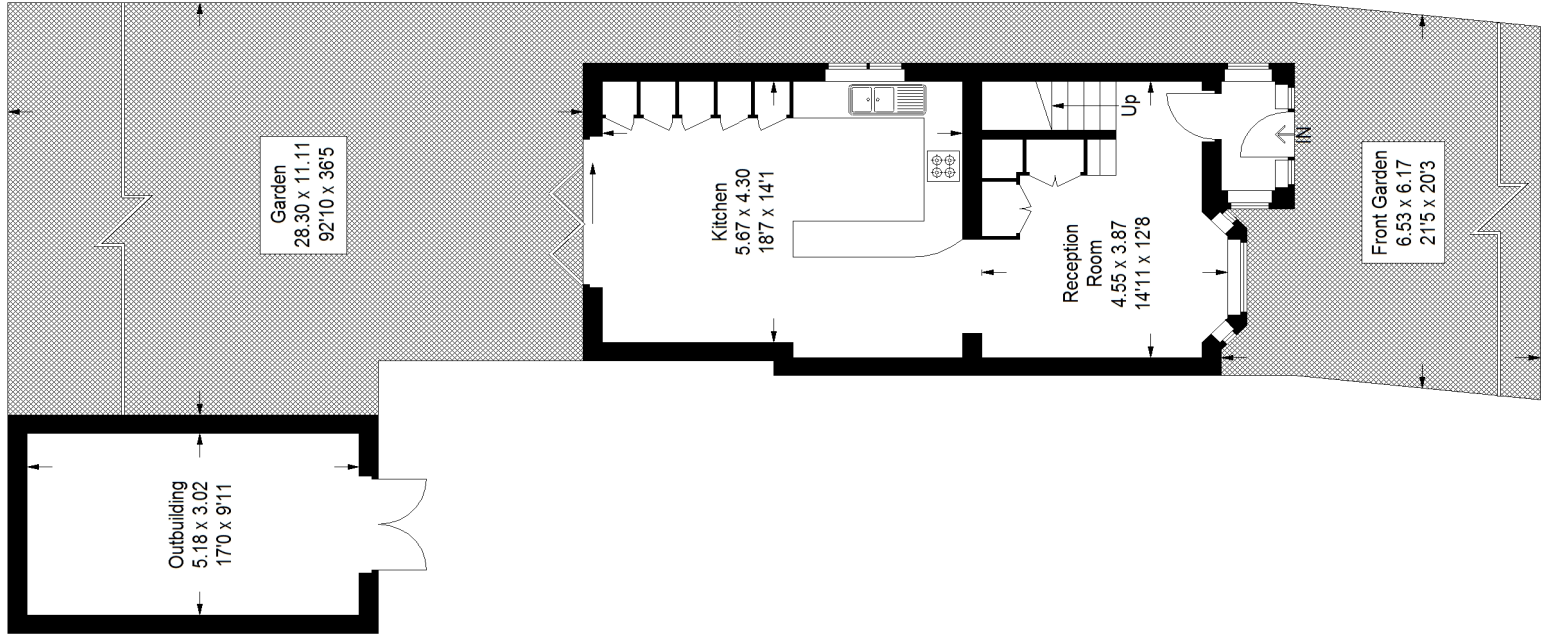
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Floorplan

Gipsy Road SE27

Approximate Gross Internal Area
Ground Floor = 45.5 sq m / 490 sq ft
First Floor = 30.1 sq m / 324 sq ft
Outbuilding = 15.9 sq m / 171 sq ft
Total = 91.5 sq m / 985 sq ft



Ground Floor

First Floor

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

Current	Potential
69 C	87 B

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