



Egremont Road SE27
£625,000

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In general

- Detached double fronted
- Two bedrooms
- Large Lounge
- Kitchen
- Luxury bathroom
- Conservatory
- Original features
- Neutrally decorated throughout

In detail

Pedder are delighted to offer to the market this two-bedroom detached family house on the popular Egremont Road, in West Norwood SE27.

This period property is comprised of a large lounge open plan lounge with period features, beautifully stripped floors, high ceilings and ample storage place. The kitchen in this property benefits from leading into a separate dining area, arranged within a well-maintained conservatory, which leads to the private rear & side gardens.

The first floor consists of two bedrooms, one master bedroom which provides picturesque views of Egremont road and a second bedroom at the back of the property overlooking the garden. Additionally, the second floor provides a beautifully designed and fitted bathroom, featuring a free-standing bath and separate modern shower.

Ideally located for the excellent local schools, this light, bright and airy home also provides excellent transport links. Tulse Hill and West Norwood stations are within walking distance and provide access into The City via London Bridge and London Victoria. This property also benefits from being only a short journey from Brixton, Streatham, Herne Hill and Dulwich Village, in addition to the ever-improving amenities of Norwood Road.



Floorplan

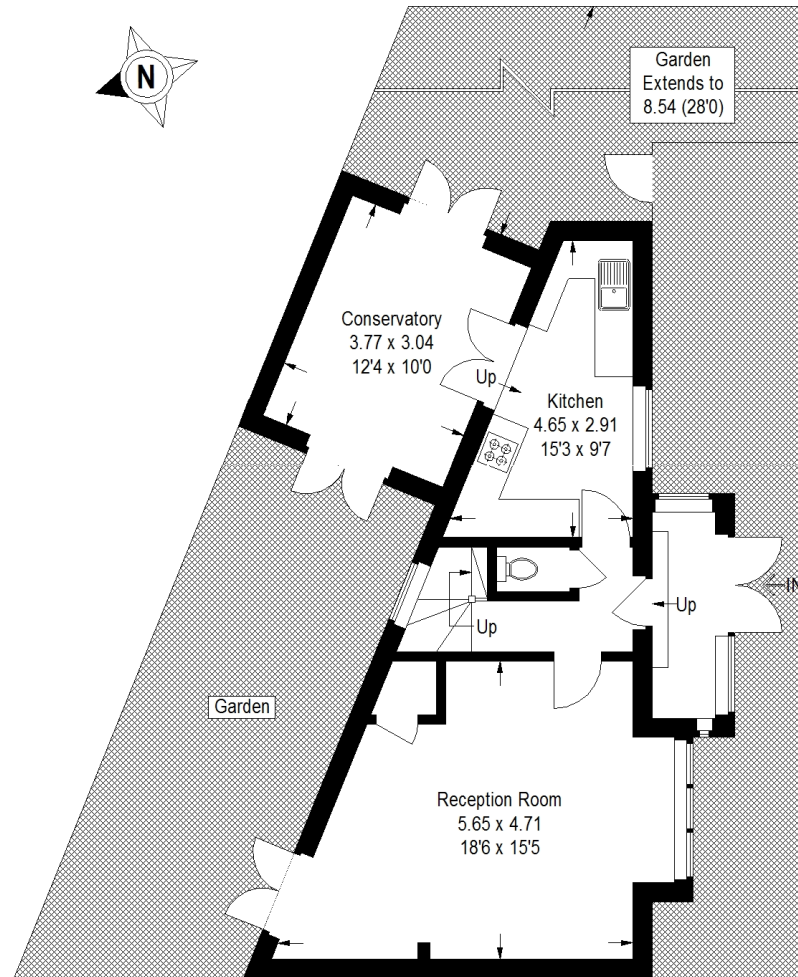
Egremont Road, SE27

Approximate Gross Internal Area

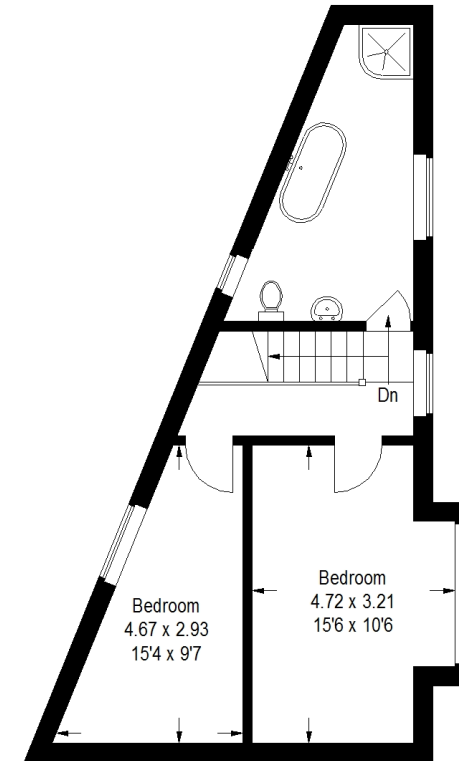
Ground Floor = 58.2 sq m / 626 sq ft

First Floor = 40.1 sq m / 432 sq ft

Total = 98.3 sq m / 1058 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		