



Wharncliffe Gardens SE25  
Guide £700,000

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# In general

- No onward chain
- Excellent standard of accommodation
- Semi-detached house
- Garage and off street parking
- Well maintained front and rear gardens
- Popular cul de sac location

# In detail

A warm and inviting three bedroom semi-detached house positioned on a popular cul de sac nearby Norwood Lake and grounds.

The property has been upgraded and exceptionally well maintained through current ownership and now presents an ideal opportunity for a young or growing family seeking the next step. There are many characterful original features such as stripped wood flooring and panelling, also a feature fireplace and wooden windows.

Other highlights include a light and bright double aspect through lounge, a downstairs WC, and a separate kitchen. Upstairs there is a wide landing which could work well for converting the loft space (STP).

Externally there are beautifully cultivated front and rear gardens - the rear with a raised patio seating area surrounded by greenery, also a garage and off street parking.

This quite, sought after location is well placed for Cyprus Primary school, Norwood Junction rail links (fast to London Bridge), the High Street, and central Crystal Palace.

Certainly a house that should be viewed to appreciate the standard of accommodation.

EPC: E | Council Tax Band E



# Floorplan

## Wharncliffe Gardens, SE25

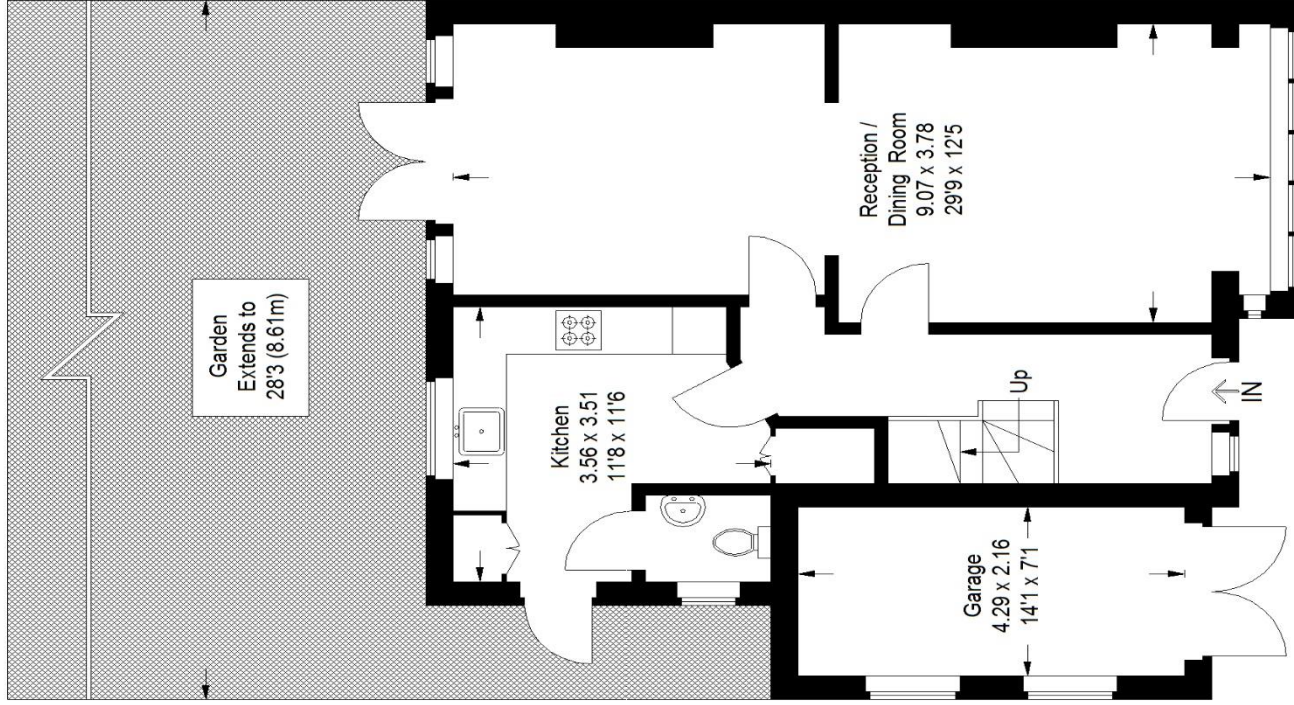
Approximate Gross Internal Area

Ground Floor = 56.8 sq m / 611 sq ft

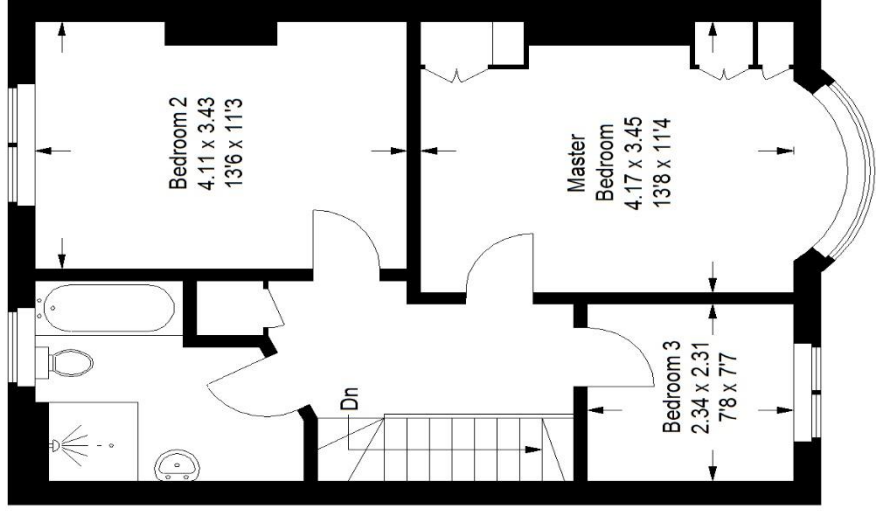
First Floor = 50.0 sq m / 538 sq ft

Garage = 10.4 sq m / 112 sq ft

Total = 117.2 sq m / 1261 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		47   E	78   C

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