



South Norwood Hill SE25  
Guide price £750,000 - £775,000

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# In general

- Three bedroom detached house
- Rarely available
- Recently fully renovated
- Beautifully finished
- Large separate studio / home office
- Open plan kitchen / dining area
- Large landscaped south-facing garden
- Ample gated off street parking
- Large covered decked area
- Nearby transport links and parkland

# In detail

A stunning and rarely available three bedroom gated detached house tucked away from the road and available for sale with no onward chain.

This beautifully presented space has been thoughtfully remodelled and upgraded throughout by the current owners to offer a unique and characterful home - an ideal long-term purchase for a young or growing family or those who enjoy entertaining alike. A vibrant entrance hall leads to a well-designed open-plan living / dining space with solid wood flooring and a spacious TV area with a shuttered bay window. A newly installed high quality kitchen (with sky light) boasts plenty of storage, a sit-up breakfast bar, solid oak surfaces, and a Belfast sink. Other highlights include a handy downstairs WC and utility room, recently replaced windows and doors, three well proportioned bedrooms, smart lighting and a contemporary bathroom with both bath and glass encased walk-in shower. There is also potential to convert the attic space (STP) if desired.

The south facing rear garden provides a perfect sunny sanctuary on summer days with a large elevated and covered decked area for year-round use and a neatly manicured lawn with colourful planting. There is also a generous detached (and fully insulated) home working / studio space with a patio. The frontage can accommodate 3/4 cars for gated parking.

This location is primarily served by nearby rail links at Norwood Junction (11 minutes to London Bridge) and offers ease of access to Norwood Lake and Grounds, Cypress Primary School and central Crystal Palace.

A viewing of this unique and desirable property is highly recommended.



# Floorplan

## South Norwood Hill, SE25

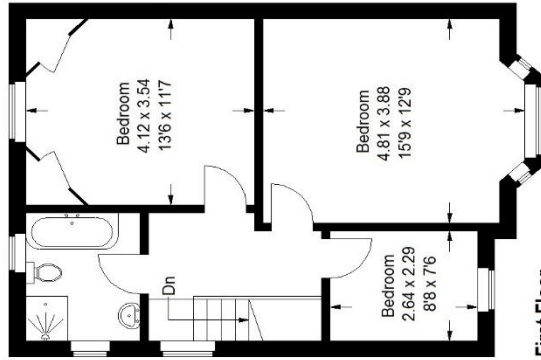
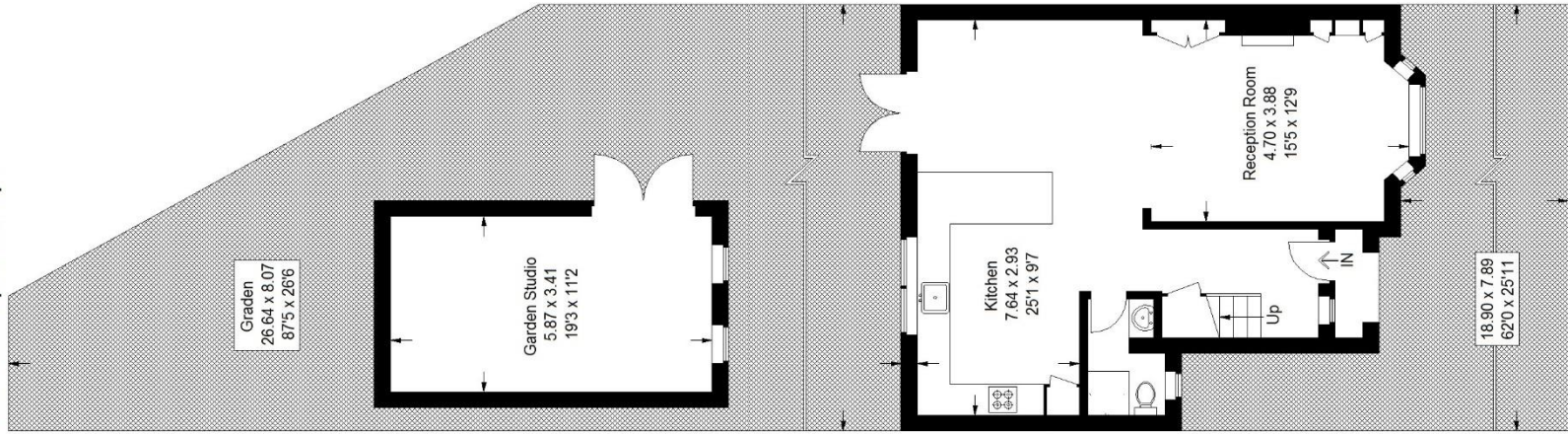
Approximate Gross Internal Area

Ground Floor = 57.7 sq m / 621 sq ft

First Floor = 52.2 sq m / 562 sq ft

Garden Studio = 20.3 sq m / 219 sq ft

Total = 130.2 sq m / 1402 sq ft



First Floor

18.90 x 7.89  
62'0" x 25'11"

Ground 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

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