



Southern Avenue SE25
£825,000

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In general

- Four bedrooms
- Three bathrooms
- Modern kitchen/diner
- Utility Room
- Garage
- Ideal for transport links

In detail

A larger than average and four bedroom semi-detached house forming part of the popular Norhyrst Estate nearby Norwood Park and the lakes.

This tastefully decorated and lovingly maintained property is the ideal next step for those seeking more space and a well-connected residential location.

Points to note include a spacious modern kitchen / dining room, separate reception rooms, an abundance of fitted storage, a generous entrance hall and first floor landing, off street parking, a garage with rear access, four well-proportioned bedrooms including light & airy loft bedroom with En suite bathroom, there is also a separate office and utility room.

The large garage offers huge potential to create more living space or a separate annex.

Externally there is a lawned rear garden with a patio seating area and tree lined boundary for added privacy.

The house is situated close to the beautiful South Norwood lake and Country Park and is a short walk from Norwood Junction station with fast direct links to central London. It is also close to the Crystal Palace Triangle.

EPC: D



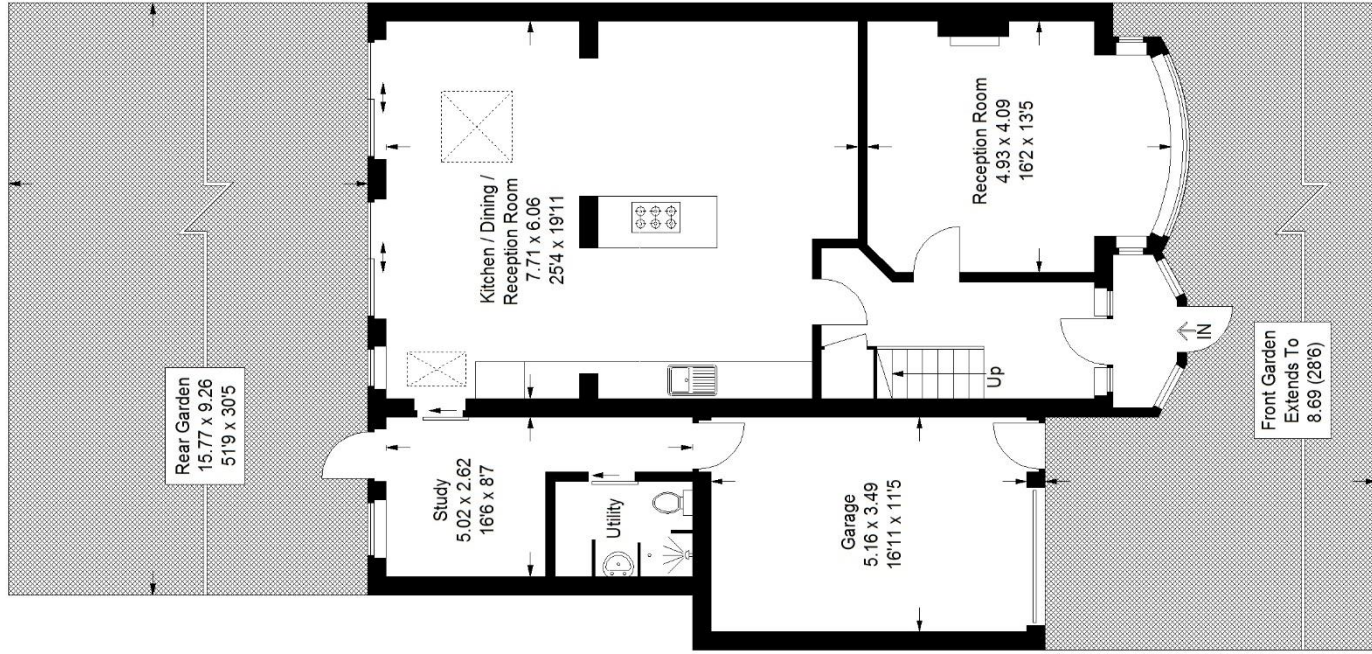
Floorplan

Southern Avenue SE25

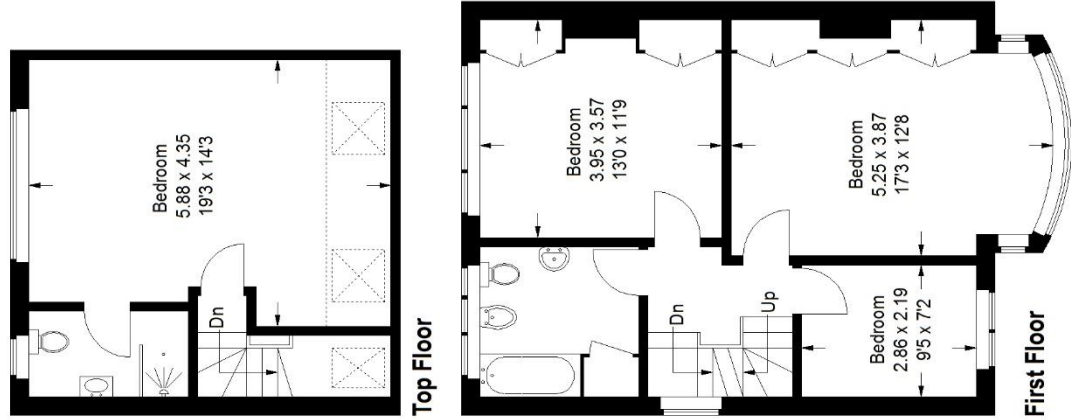
Approximate Gross Internal Area
Ground Floor = 114.0 sq m / 1227 sq ft
(Including Garage)
First Floor = 53.2 sq m / 573 sq ft
Top Floor = 32.5 sq m / 350 sq ft
Total = 199.7 sq m / 2150 sq ft



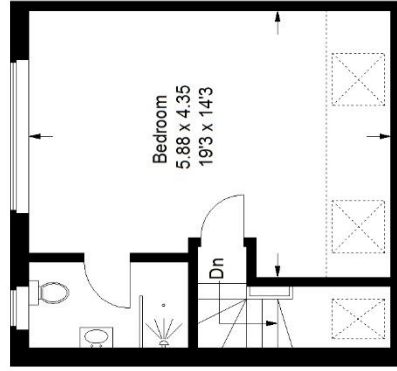
 = Reduced headroom below 1.5 m / 5'0



Ground Floor



First Floor



Top 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		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		

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