



Canterbury Grove, SE27  
£760,000

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# In general

- Stylish home
- Large front reception
- Beautiful fully fitted kitchen/diner
- Three bedrooms
- Luxury bathroom
- Sunny aspect garden
- No onward chain
- Neutrally decorated throughout
- Fantastic transport links

# In detail

Presented to the market is this delightful, bright and airy three bedroom family home on the popular Canterbury Grove, a tree-lined residential road in West Norwood.

This property is very well-presented throughout and comprises a large front reception, spacious and stylish fully fitted kitchen with integrated appliances, patio door leading to the beautiful and well stocked sunny rear garden. On the first floor, the property consists of a modern bathroom and three bedrooms. There is the added benefit for a potential loft conversion (STPP)

In addition it is ideally located for the excellent local schools and 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. There is also the benefit of being only a short journey from Brixton, Streatham, Herne Hill and Dulwich Village.

Offer with no onward chain, early viewing are highly recommended.

EPC: D | Council Tax: D



# Floorplan

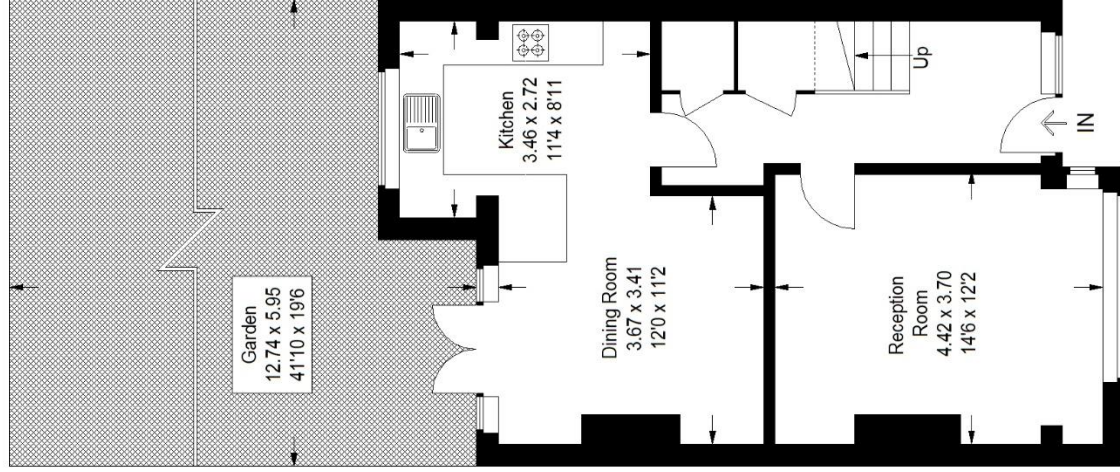
## Canterbury Grove, SE27

Approximate Gross Internal Area

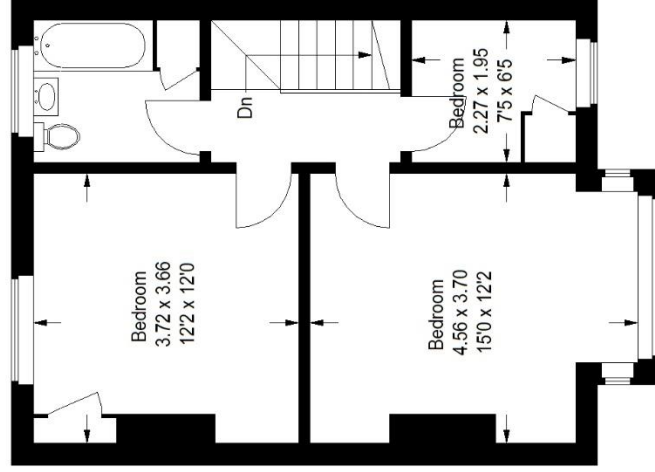
Ground Floor = 50.3 sq m / 541 sq ft

First Floor = 45.2 sq m / 487 sq ft

Total = 95.5 sq m / 1028 sq ft



= Reduced headroom below 1.5 m / 5'0"



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	80 C
39-54	E		
21-38	F		
1-20	G		

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