



Warminster Road, SE25  
£725,000

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# In general

- Four bedroom family house
- Arranged over three levels
- Outbuildings and a garden office
- Three reception rooms
- Nearby Norwood Lakes
- Off street parking

# In detail

A spacious four bedroom end of terrace house forming part of a quiet residential road nearby Norwood lake and park.

This warm and comfortable family home has been extended and added to through many years of ownership and offers flexible accommodation arranged over three floors. The entrance levels comprises of two reception rooms which can be opened out with folding doors and leads to a further reception and a galley kitchen, which could be made open-plan if desired. The first floor is three bedrooms (two with fitted storage) and a bathroom, whilst the top level is currently arranged as a studio with a bedroom, living area, shower room, and a kitchenette. Externally there are two outbuildings for storage and a sizeable 18ft office with a WC, also a low maintenance garden with a decked seating area and a south-easterly aspect, and off street parking.

This community-orientated location is within proximity to popular Cypress Primary school & Harris Academy, as well as Norwood Junction rail links (fast to London Bridge), and a community centre and café on the edge of the park - the perfect for a pleasant green stroll or morning jog.

An ideal long-term opportunity for a young or growing family.

EPC: F | Council Tax Band: E



# Floorplan

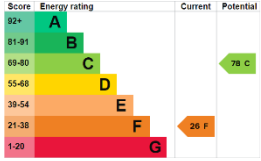
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Approximate Gross Internal Area (Excluding Eaves)

143.5 sq m / 1545 sq ft

Outbuildings = 38.7 sq m / 416 sq ft

Total = 182.2 sq m / 1961 sq ft



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