



Wedgwood Way, SE19
£3,500 PCM

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In general

- Detached family house
- Four bedrooms
- Home office/ gym
- Downstairs W/C
- Engineered wood flooring
- Ample natural light
- Drive with car port
- Unfurnished
- Available end of February

In detail

An immaculate four bedroom detached family house with drive and car port in Upper Norwood to rent.

Finished to a high standard throughout and totalling 1375 sq ft / 127.8 sq m of living space. The ground floor features a bright open plan kitchen, dining and reception area leading to the well-maintained rear garden, a separate home office/ gym which also has access to the garden and a convenient downstairs W/C, ideal for guests.

The first floor accommodates two good sized doubles both equipped with fitted storage, plus two additional bedrooms and a modern family bathroom with shower above bath.

Wedgwood Way, SE19 is a residential cul-de-sac situated just off Beulah Hill with easy commute to local amenities and transport links including Streatham Common, West Norwood and Crystal Palace train stations. Also a great location to nearby schools and the Upper Norwood Recreation Ground.

Overall, a well-designed, comfortable home with modern finishes, practical layout and convenient location ideal for a family to enjoy and cherish.

EPC: D | Council Tax Band: E | Unfurnished | End of Feb | HD: £807.69 | SD: £4,038.46



Floorplan

Wedgewood Way, SE19

Approximate Gross Internal Area

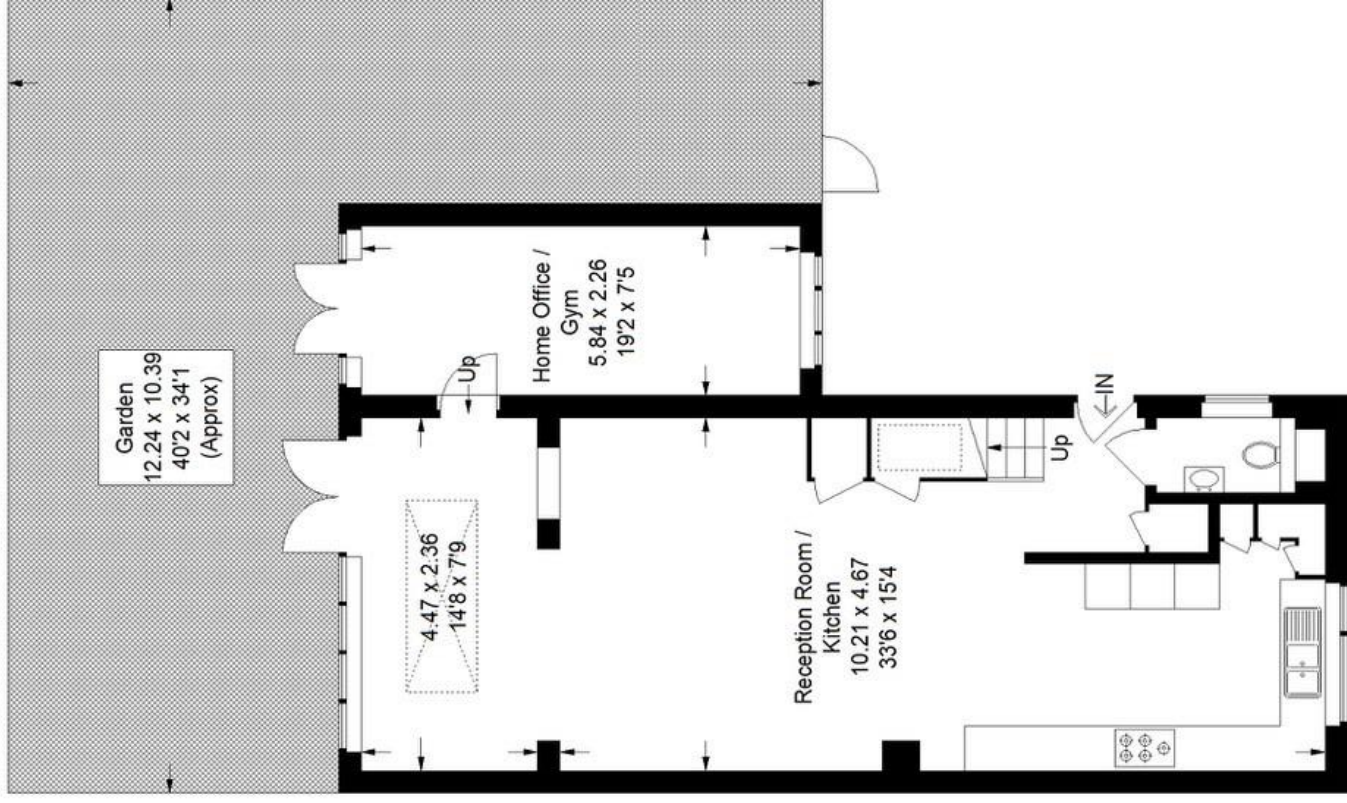
Ground Floor = 76.1 sq m / 819 sq ft

First Floor = 51.7 sq m / 556 sq ft

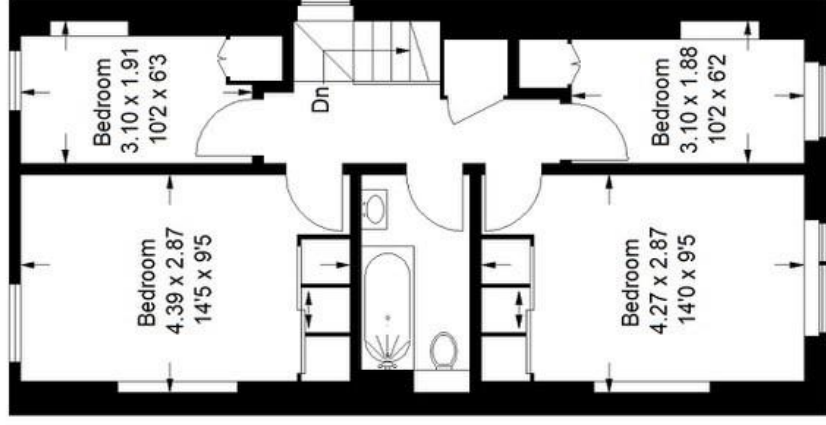
Total = 127.8 sq m / 1375 sq ft



 = Reduced headroom below 1.5 m / 50



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		
		67 D	63 B

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