



Ross Road, SE25
OIEO £650,000

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In general

- Three double bedrooms
- Open plan kitchen/diner
- Two bathrooms
- Loft storage
- Access to communal meadow
- Garden office/study
- Ideally located for schools and transport links

In detail

A fresh, inviting, and upgraded three bedroom terraced house positioned on a popular residential road nearby some excellent parks and recreational green spaces such as South Norwood Lakes and Grangewood Park.

The accommodation is arranged over three levels and offers an immediately enjoyable long-term opportunity for a young or growing family. The ground floor provides sociably open-plan arrangement which features a contemporary kitchen / diner with breakfast bar and solid wood worktops, leading to a bright, small extension. Two of the three bedrooms are located on the first floor along with a beautifully finished four-piece bathroom suite. The final bedroom is found on the top floor with built in storage and en suite shower room and sizeable loft storage.

Externally there is a landscaped garden with a sunny south-easterly aspect, recently built garden room/office and rear access leading onto a beautiful communal meadow which only a small number of residents can access.

Ross Road is a community-orientated street with a neighbourly focus, which is well placed for Cypress Infant and Primary School. The location has the best of both worlds with Norwood Junction station (11 minutes to London Bridge), and the Crystal Palace Triangle with all its independent cafes, bars, restaurants and shops, both within close proximity of the property.

EPC: C | Council Tax Band: E



Floorplan

Ross Road, SE25

Approximate Gross Internal Area
(Excluding Loft Space)

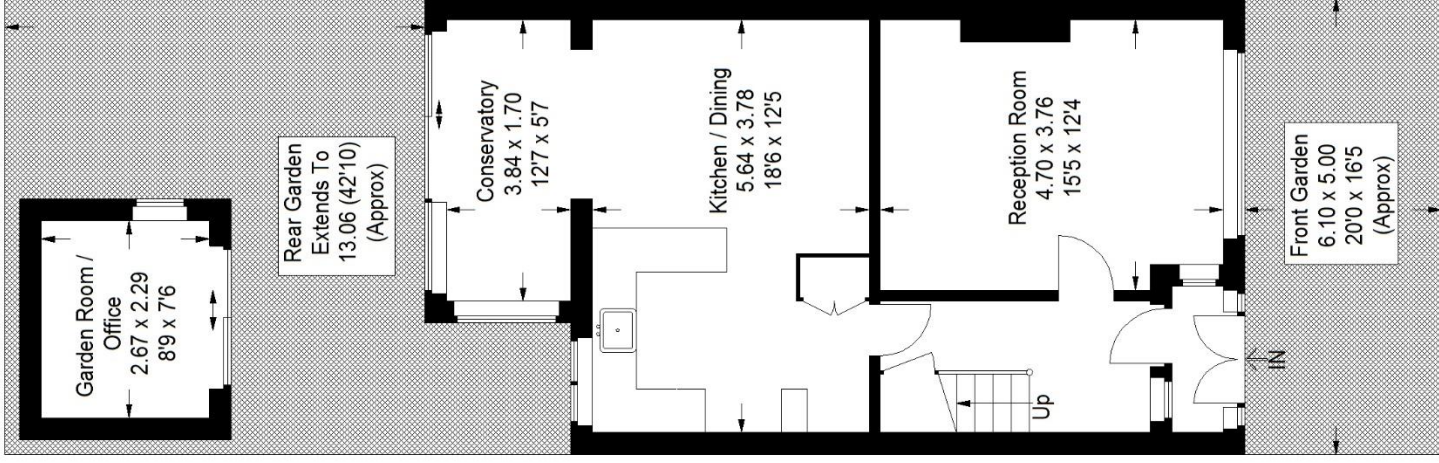
Ground Floor = 57.3 sq m / 617 sq ft

First Floor = 44.8 sq m / 482 sq ft

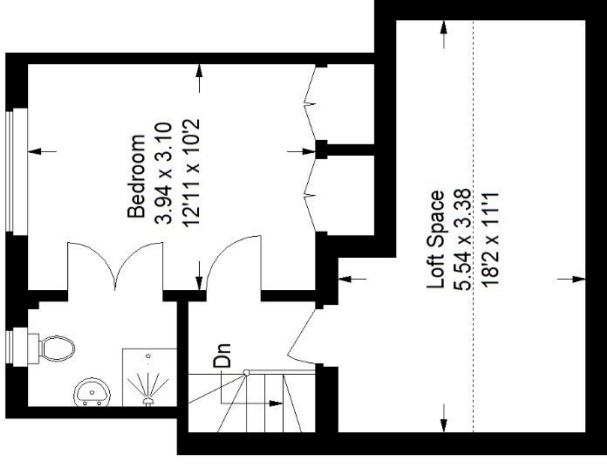
Second Floor = 21.1 sq m / 227 sq ft

Garden Room / Office = 6.6 sq m / 71 sq ft

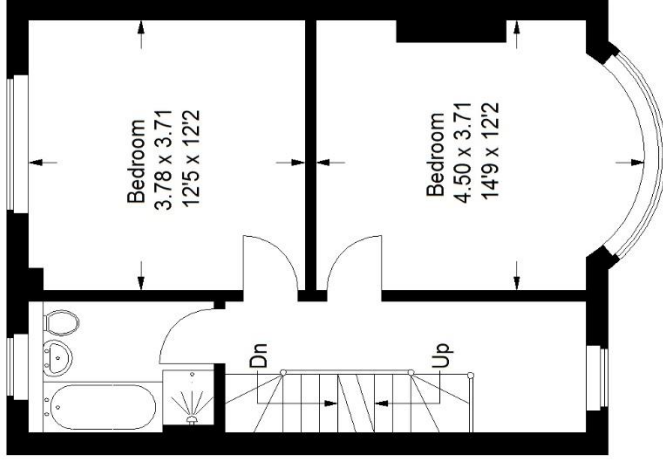
Total = 129.8 sq m / 1397 sq ft



Ground Floor



Second Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"

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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		
39-54	E		
21-38	F		
1-20	G		
		71 C	84 B

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