



Broxholm Road, SE27
£1,000,000

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In general

- Edwardian home
- Four double bedrooms
- Two receptions
- Fully fitted kitchen/diner
- Two bathrooms (one en-suite)
- Stunning condition
- 70 Ft rear garden
- Original features
- Great transport links
- Early viewing recommended

In detail

Offered to the market is this characterful four bedroom Edwardian home on the popular Broxholm road, a tree-lined residential road in West Norwood.

Lovingly maintained to a high standard by the current owner, boasting over 1970 Sq. Ft this bright and airy property comprised of the following: Two large reception rooms with a host of original features, four great size double bedrooms, fully fitted kitchen/diner, one en-suite and one family bathroom, utility room and a well stocked rear garden.

A property that should be viewed to appreciate the generous well-proportioned living accommodation.

Broxholm Road is a tree-lined street conveniently located to the west of Norwood Road and offers access to the local independent shops, bars and amenities.

Good travel links to the city and central London from West Norwood station with regular services into both London Bridge and London Victoria as well as bus connections into the neighbouring Herne Hill, Dulwich and Brixton.

Early viewing recommended.

EPC: D | Council Tax Band: F



Floorplan

Broxholm Road, SE27

Approximate Gross Internal Area

Lower Ground Floor = 65.0 sq m / 700 sq ft

Ground Floor = 59.1 sq m / 636 sq ft

First Floor = 59.2 sq m / 637 sq ft

Total = 183.3 sq m / 1973 sq ft



Lower Ground Floor

Ground 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	55 D	78 C
39-54	E		
21-38	F		
1-20	G		

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