



Ladas Road, SE27
£565,000

0208 702 9888
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In general

- Victorian cottage
- Two double bedrooms
- Potential expansion opportunities (subject to planning and building regulations)
- Great transport links
- Quiet cul-de-sac

In detail

A two bedroom Victorian cottage tucked away on a peaceful residential street, now available to purchase through Pedder.

The home exudes a charm and character, providing a welcoming canvas for potential modern updates. The property offers a cosy reception room, a modern kitchen, and a separate dining area. On the first floor you will find the two double bedrooms, and the large well-appointed bathroom. Further to this, there is scope to add a third bedroom in the loft, subject to planning permission and building regulations. To the rear of the property is the private garden, offering a tranquil space for personalization and relaxation.

Ideally located for the nearby shops, restaurants and amenities of Norwood High Street as well as good local schools and transport links into central London. West Norwood station (0.5 miles) offers regular services into London Bridge, London Victoria and West Croydon, this too is complemented by local bus routes connecting to neighbouring areas.

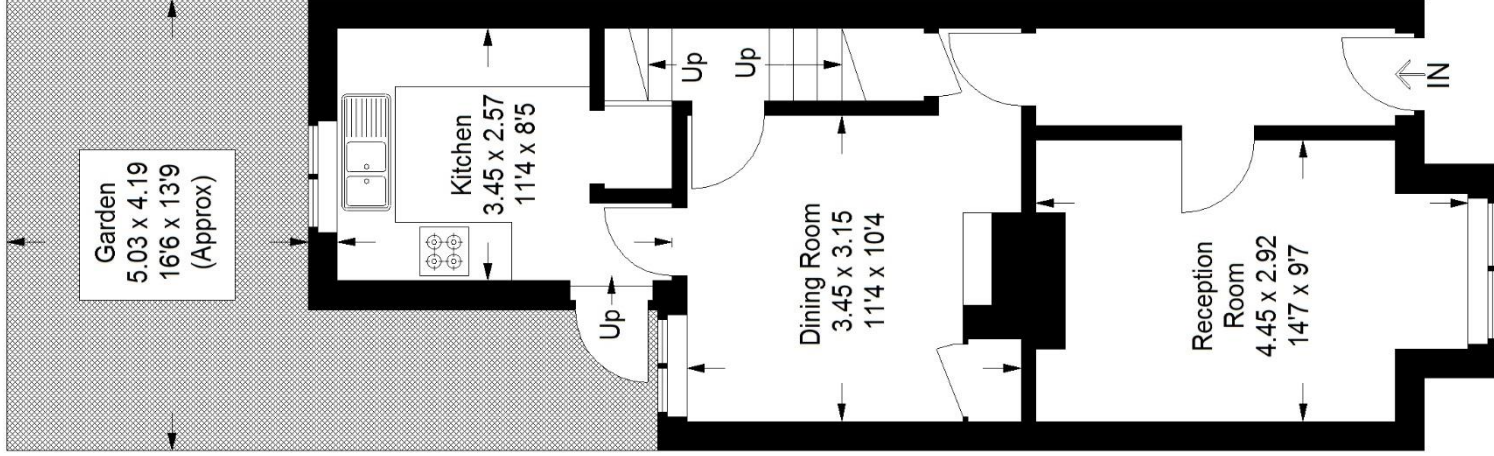
EPC:D | Council Tax Band: D



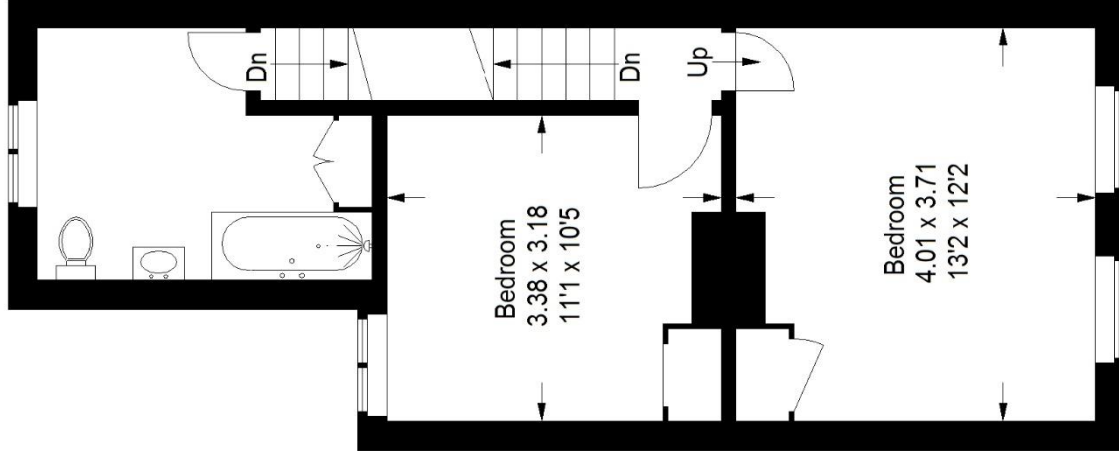
Floorplan

Ladas Road, SE27

Approximate Gross Internal Area
79.4 sq m / 855 sq ft



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		91 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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