



Auckland Hill, SE27
Guide £750,000 - 775,000

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In general

- Semi-detached
- Three bedrooms
- Two receptions
- Fitted kitchen
- Large 50 FT garden
- Off street parking
- Sold with no onward chain
- Neutrally decorated throughout
- Fantastic transport links

In detail

****Guide Price £750,000 - £775,000**** Offered to the market for the first time in 40 years is this charming three-bedroom Semi-detached home on Auckland Hill, a tree-lined residential road in of West Norwood, SE27.

Charming throughout, comprising two great size reception rooms, separate fitted kitchen with integrated appliances, door leading to the beautiful, large 50 Ft well stocked sunny rear garden. On the first floor, the property consists of the family bathroom with separate WC and three good size bedrooms. There is the added benefit for a potential rear extension and loft conversion (STPP)

The property is sold with no onward chain.

Auckland Hill is ideally located between West Norwood and West Dulwich, close proximity to the shops, bars and amenities of the High Street including the Picture House Cinema, library and Health Centre.

There are excellent transport links from West Norwood rail station, which offer easy access into London Bridge and London Victoria. There is also Tulse Hill station which offers additional City Thameslink services into London Blackfriars, Farringdon and London St Pancras.

Early viewing recommended.

EPC: E | Council Tax Band: D | Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Floorplan

Auckland Hill, SE27

Approximate Gross Internal Area

Ground Floor = 45.2 sq m / 487 sq ft

First Floor = 42.5 sq m / 457 sq ft

Total = 87.7 sq m / 944 sq ft



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