



Thornlaw Road, SE27  
£800,000

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# In general

- Victorian Semi-detached
- Four double bedrooms
- Two receptions
- Large kitchen
- Separate utility room
- 50 Ft garden
- Boasting over 1,600 Sq. Ft
- New roof
- Potential for rear extension and loft conversion (STPP)
- Fantastic transport links

# In detail

Offered to the market for the first time in 50 years is this charming four-bedroom semi-detached home on Thornlaw Road, a tree-lined residential road in West Norwood, SE27.

The property retains many original features and requires modernisation throughout, the perfect house to add value and put your own stamp on. Boasting over 1,600 Sq. Ft, the property comprises of two reception rooms, large kitchen with separate utility room, family sized bathroom, four double bedrooms and a large 50FT rear garden.

There is the added benefit of a new roof and has the potential for a rear extension and loft conversion (STPP).

Thornlaw Road is a desirable tree lined street to the west of Norwood Road. Conveniently located for West Norwood and Tulse Hill stations offering ease of access to London Bridge, Blackfriars, St Pancras and London Victoria as well as a number of good bus routes.

The location is ideal for Norwood High Street offering an array of shops, restaurants, bars, as well as a library, cinema and leisure centre. Early viewing recommended.

The property retains many original features and requires complete refurbishment throughout.

Early viewings recommended.

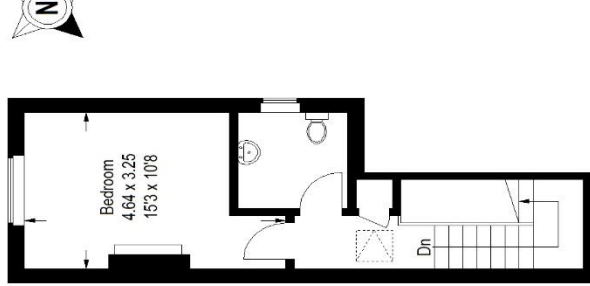
EPC: F | Council Tax Band: F | Freehold



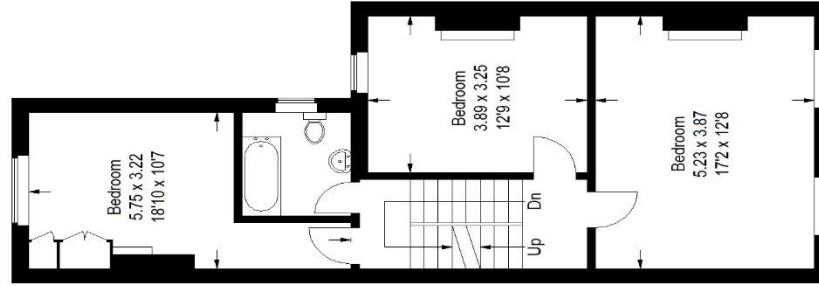
# Floorplan

## Thornlaw Road, SE27

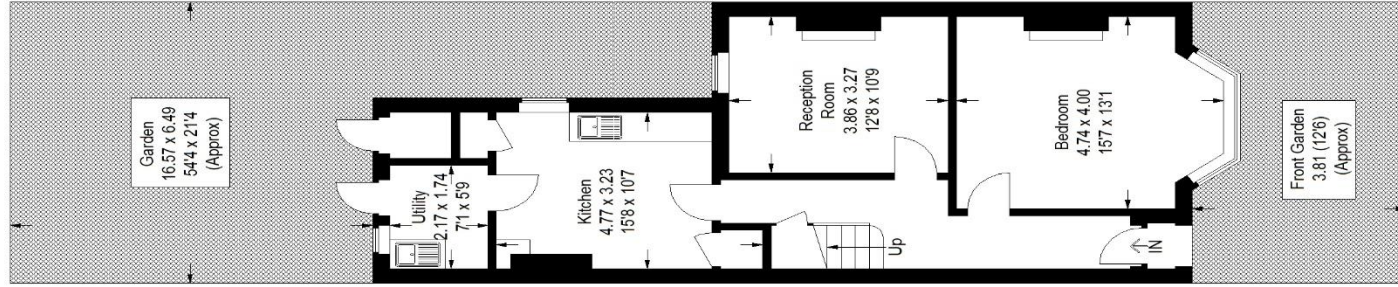
Approximate Gross Internal Area  
Ground Floor = 62.7 sq m / 675 sq ft  
First Floor = 61.4 sq m / 661 sq ft  
Second Floor = 26.5 sq m / 285 sq ft  
Total = 150.6 sq m / 1621 sq ft



Second Floor



First Floor



Ground Floor

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

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