



Birchanger Road, SE25 | £725,000

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# In General

- Six bedrooms
- Three reception rooms
- Triple garage
- 2040 sq ft / 189.5 sq m
- No onward chain
- Two bathrooms
- Previously used as a HMO
- Victorian semi-detached house

# In Detail

A substantial five bedroom Victorian semi-detached house positioned on a popular road nearby Norwood Junction station, available for sale with no onward chain.

This generously proportioned property has been extended at the rear and into the loft space to create 2040 sq ft / 189.5 sq m of accommodation. Arranged over three floors, the house can be used flexibly and includes three reception rooms, a utility room, and two bathrooms. Externally there is a sizeable rear garden with a patio and a triple garage which could make a for a studio, office, or workshop. A buyer with an eye for design could quite easily make a amazing family home, although investor buyers will note that the house has been previously used as a HMO with an annual yield of approximately 8%.

Birchanger Road is moments from Brickfields Meadow and Woodside Green, also the amenities of the High Street and excellent train links the City (11 minutes to London Bridge).

EPC: D | Council Tax Band: F

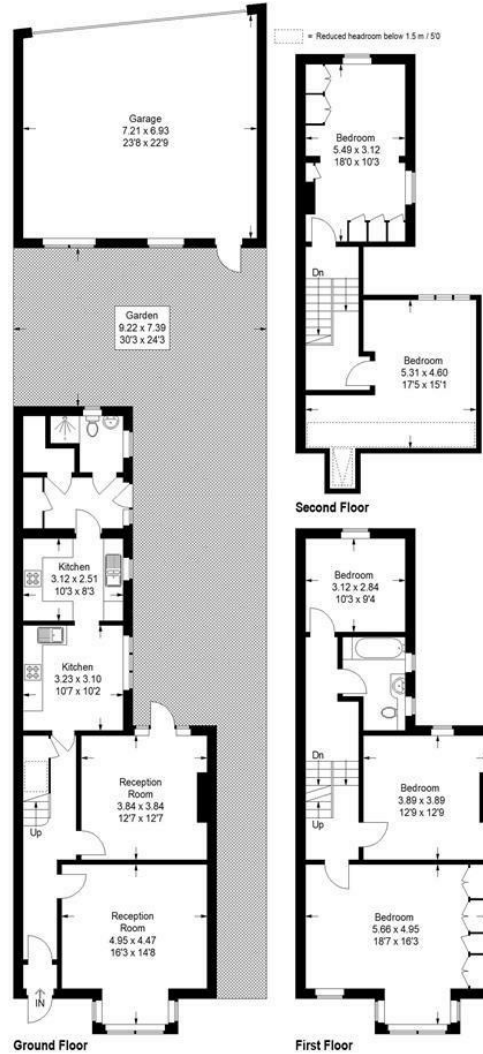




# Floorplan

**Birchanger Road, SE25**

Approximate Gross Internal Area  
 189.5 sq m / 2040 sq ft  
 Garage = 48.5 sq m / 522 sq ft  
 Total = 238.0 sq m / 2562 sq ft



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 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) <b>A</b>	81
(61-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
65	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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