

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Truslove Road, London, SE27 0QQ

**Three Bedroom Family Home
Chain Free
Popular and Convenient Location**

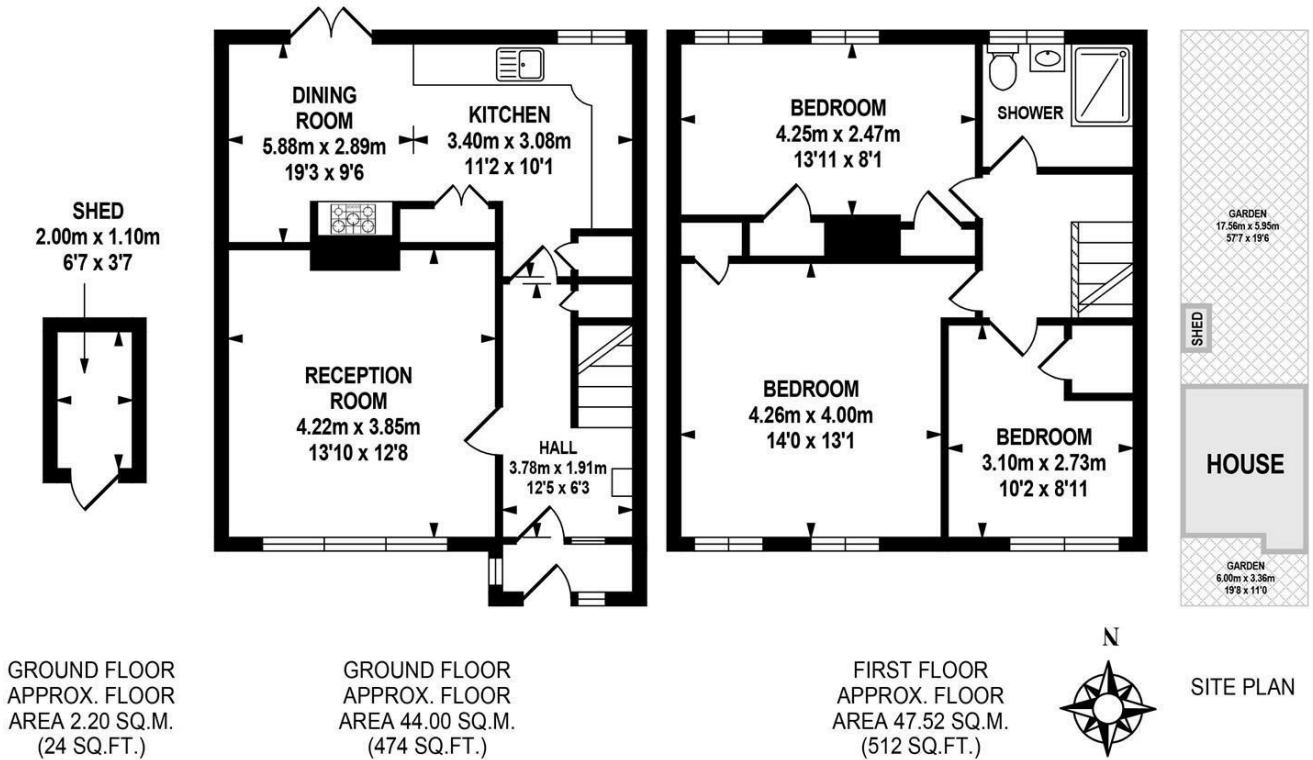
£450,000 Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

Spacious, charming three bedroom terraced family house with fabulous large garden situated in a quiet residential road within walking distance of the excellent local shopping and transport amenities at Crown Point, the local Tesco Metro store, the new Lidl store currently under construction and Streatham Common. West Norwood railway station with regular services to London Victoria, London Bridge and Blackfriars is within brisk walking distance.



TOTAL APPROX.FLOOR AREA 93.72 SQ.M. (1010 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
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| Environmental Impact (CO ₂) Rating | | Current | Potential |
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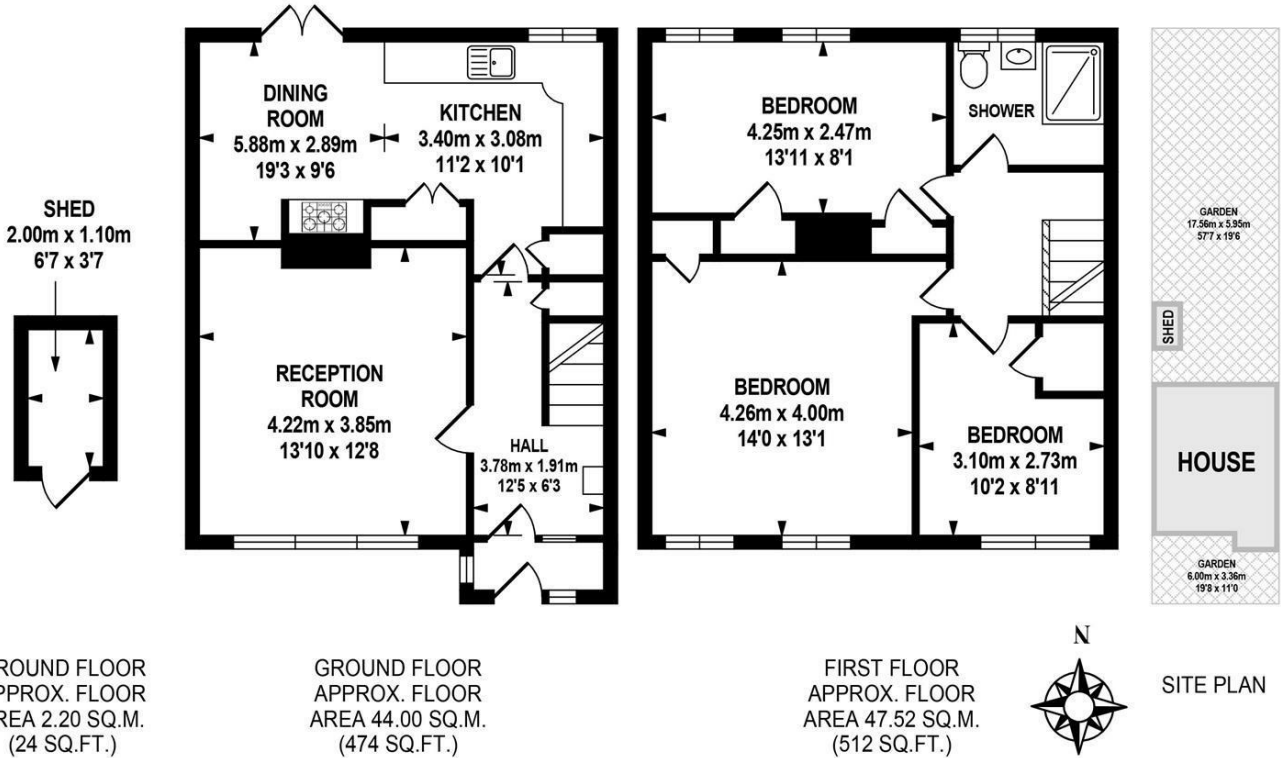
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Entrance

Entrance via gate to large paved front garden to double glazed door to storm porch and original style door to house.

Hallway

Carpeted. Radiator. Understairs storage. Doors to:



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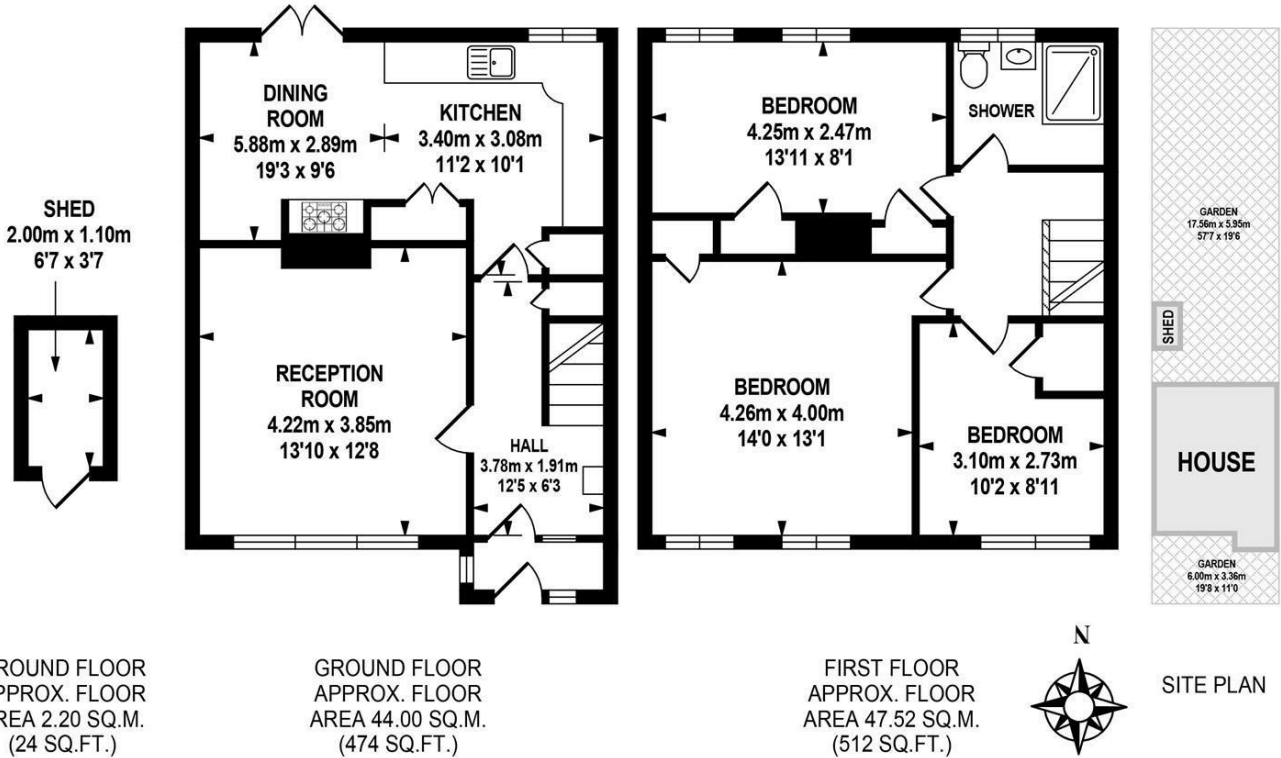
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Reception

Carpeted. Radiator. Feature fireplace and surround. Inset spotlights. Double glazed window to front. coving.



GROUND FLOOR
APPROX. FLOOR
AREA 2.20 SQ.M.
(24 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 44.00 SQ.M.
(474 SQ.FT.)

FIRST FLOOR
APPROX. FLOOR
AREA 47.52 SQ.M.
(512 SQ.FT.)

SITE PLAN



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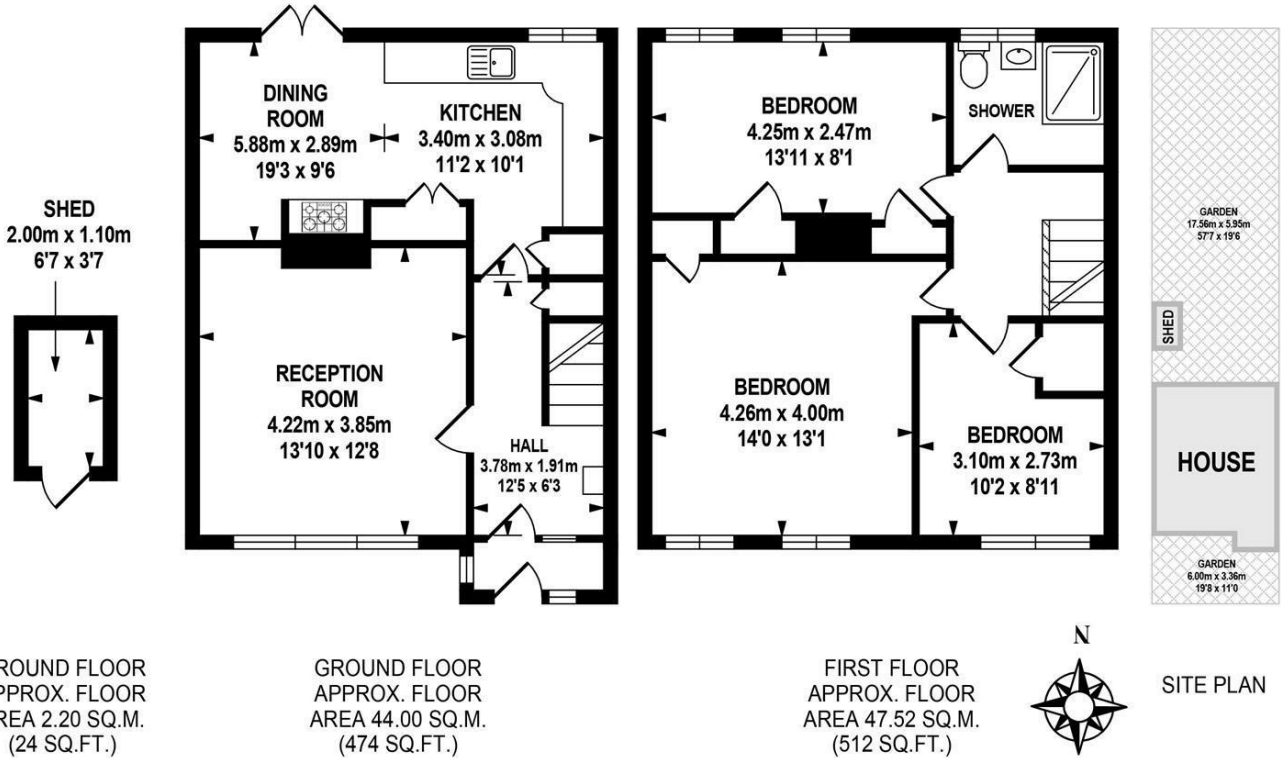
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Kitchen Diner

Tiled floor. Part tiled walls. Double glazed French doors to rear. Radiator. Range of floor and wall mounted units with worktop over. Integrated oven, hob and extractor. Microwave, space for fridge freezer and washing machine. Double glazed windows to rear,



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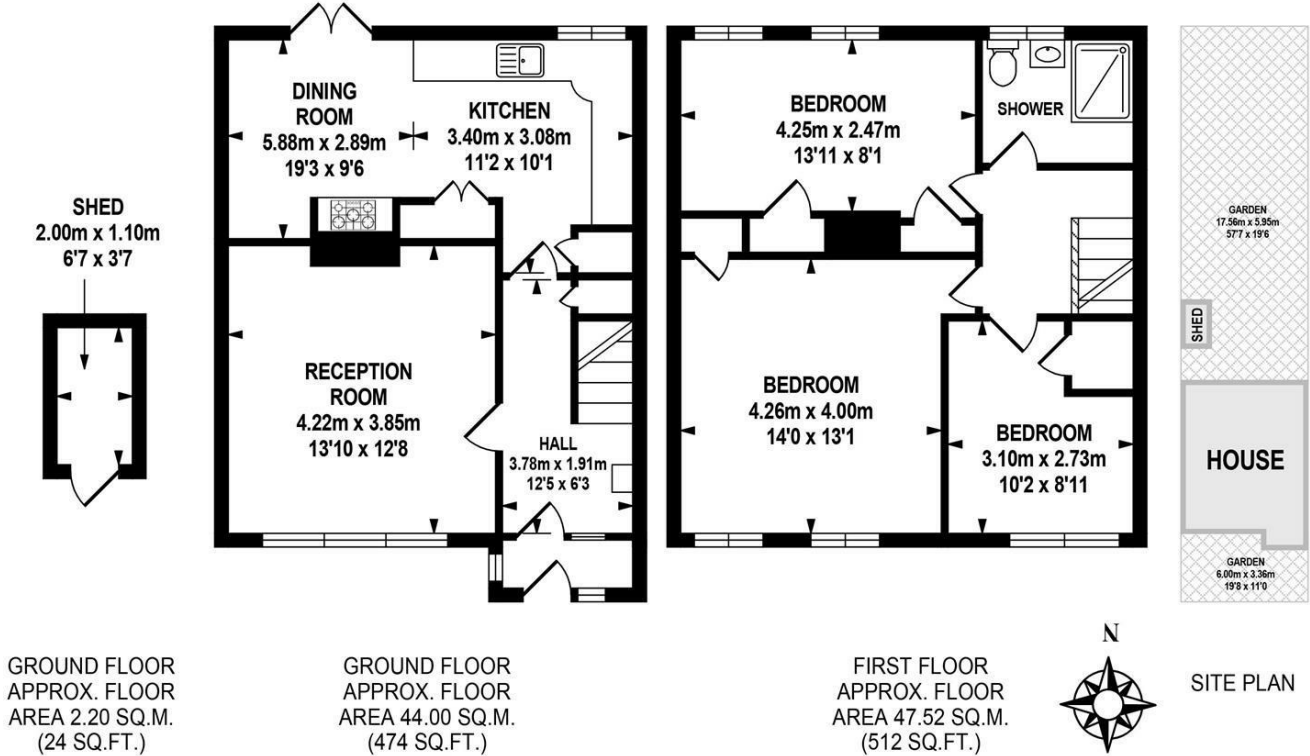
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First Floor Landing

Upstairs carpeted to first floor landing. Loft access. Doors to:

Bedroom 1

Carpeted. Radiator. Double glazed windows to front. Large walk in wardrobe.



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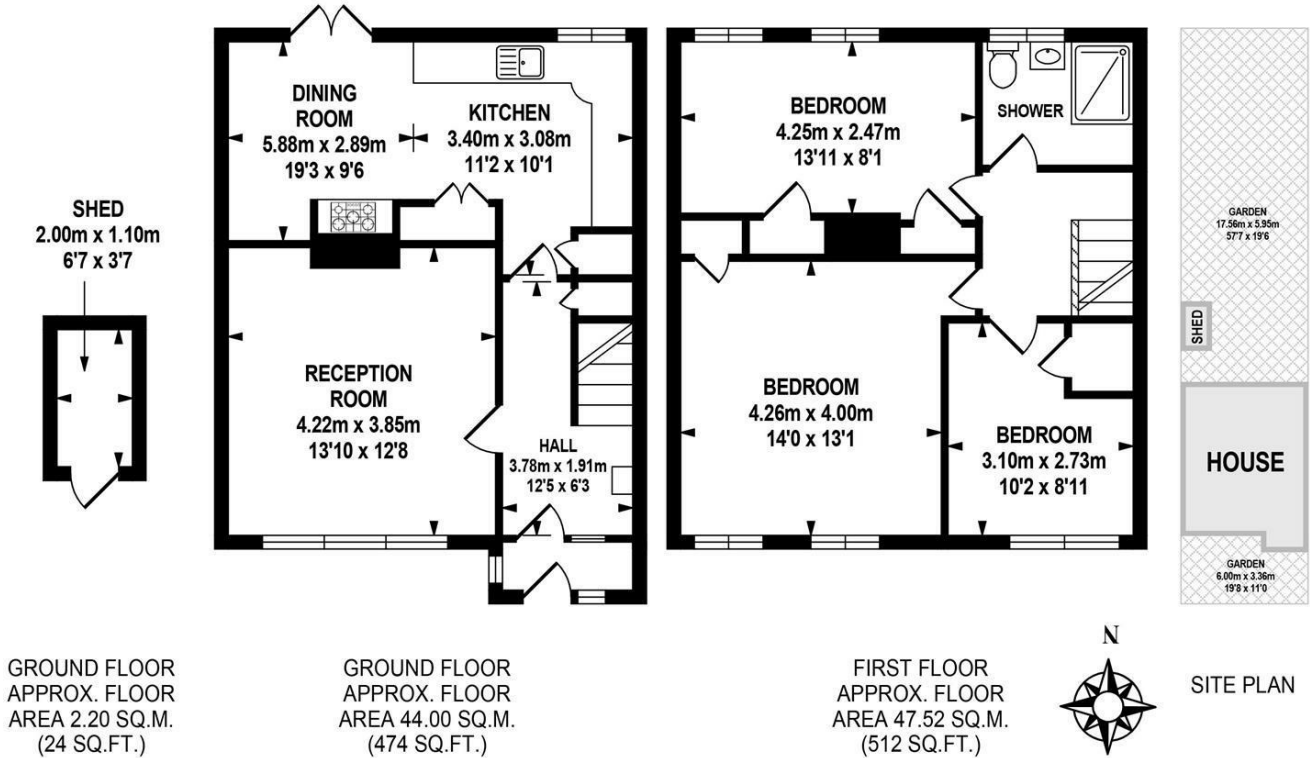
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Bedroom 2

Carpeted. Radiator. Double glazed windows to rear. Large walk in wardrobe.

Bedroom 3

Carpeted. Radiator. Double glazed windows to front. Built in storage cupboards.



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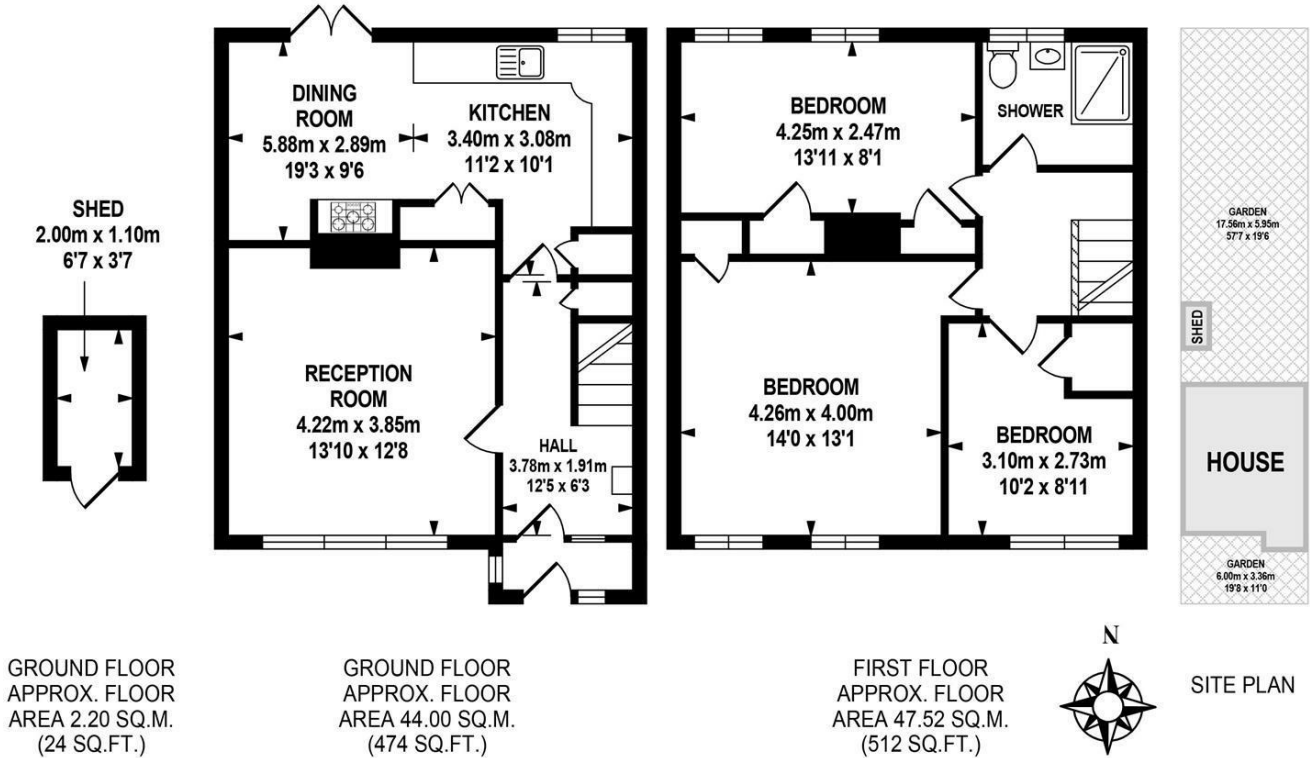
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Bathroom

Vinyl floor. Tiled walls. Heated radiator. Walk in shower cubical. Extractor. Obscure double glazed windows to rear. Low level W.C. Wash hand basin.

Rear Garden

Hard standing patio area. Storage. steps down to remainder of garden mainly laid to lawn with mature shrubs and bushes,



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