

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Cheviot Road, London, SE27 0LG**

**Semi-detached House**

**Four/Five Bedrooms**

**Through Lounge**

**Scope for Improvement**

**No Onward Chain**

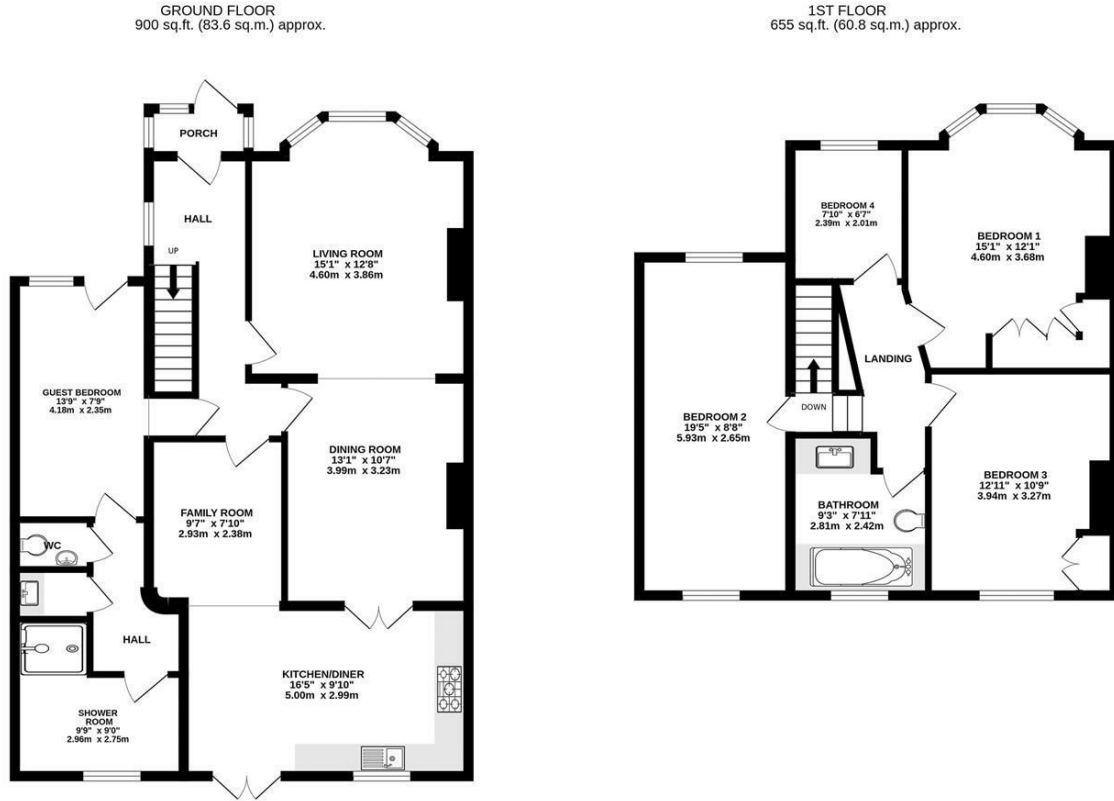
**£850,000 Freehold**

**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

This fantastic extended semi-detached house located on the popular Cheviot Road, comprising of entrance hall, through lounge, study room, kitchen diner, ground floor wc and shower room, upstairs you will find four bedrooms and a family bathroom. Other benefits include gas central heating, double glazed windows, private rear garden, off street parking and no onward chain. The property offers huge scope for improvement and requires some minor updating.



TOTAL FLOOR AREA : 1554 sq.ft. (144.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>62</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>78</b>
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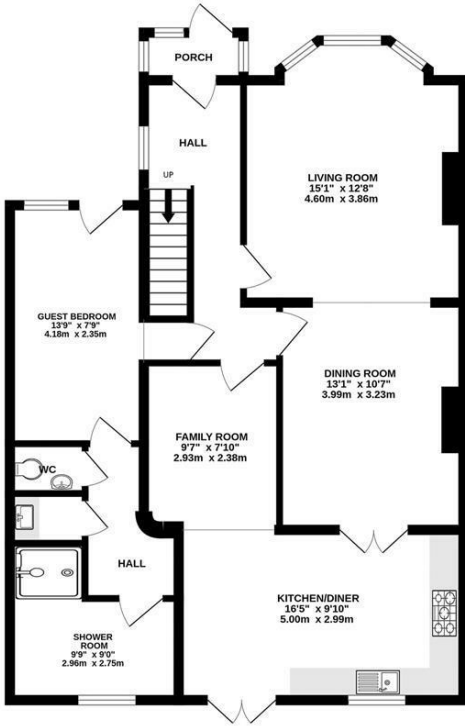
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Viewings are strongly recommended

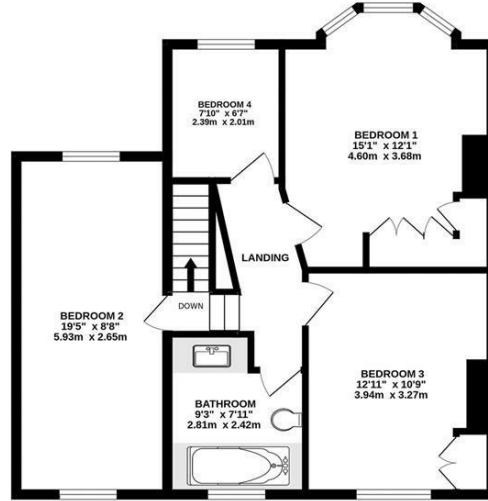
Council Tax Band: E

EPC Rating: D

GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



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