

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Truslove Road, London, SE27 0QQ**

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

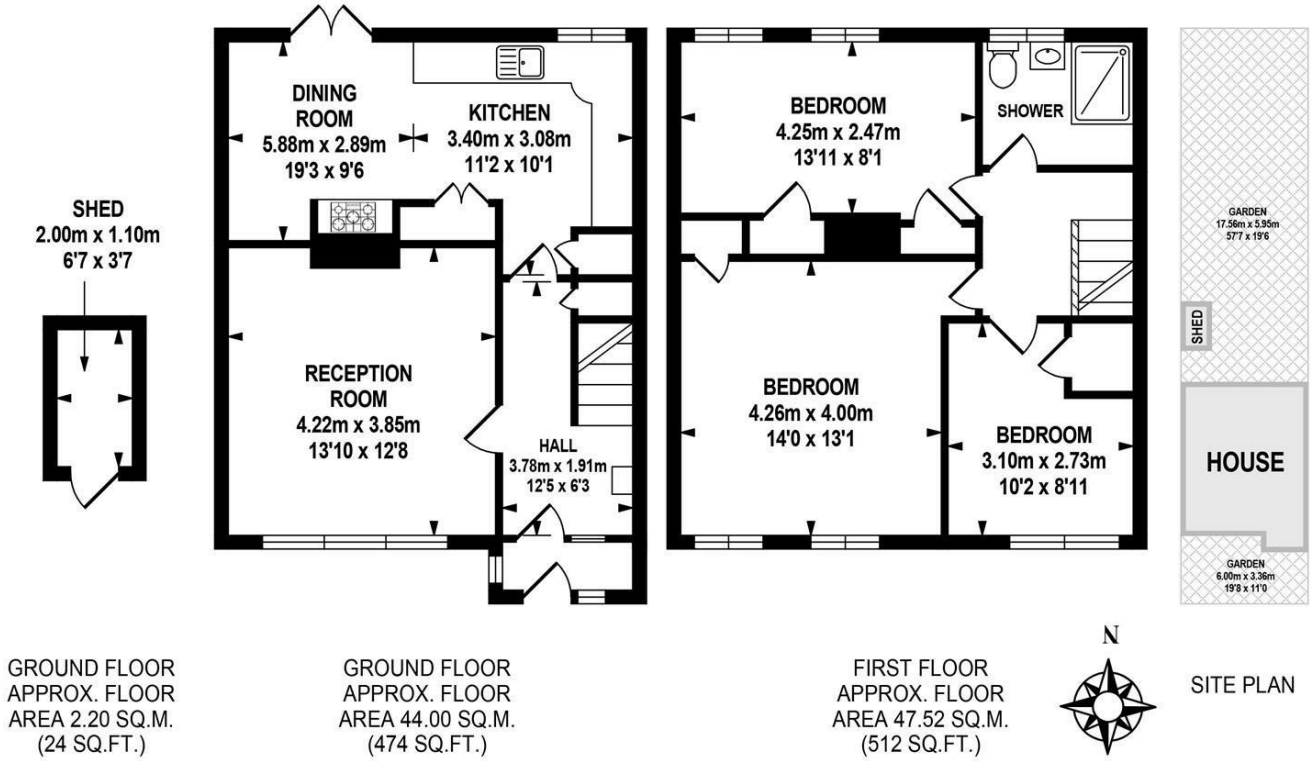
**£450,000 Freehold**

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

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

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

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
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(81-91) <b>B</b>	
(69-80) <b>C</b>	
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(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>63</b>	
England & Wales	EU Directive 2002/91/EC

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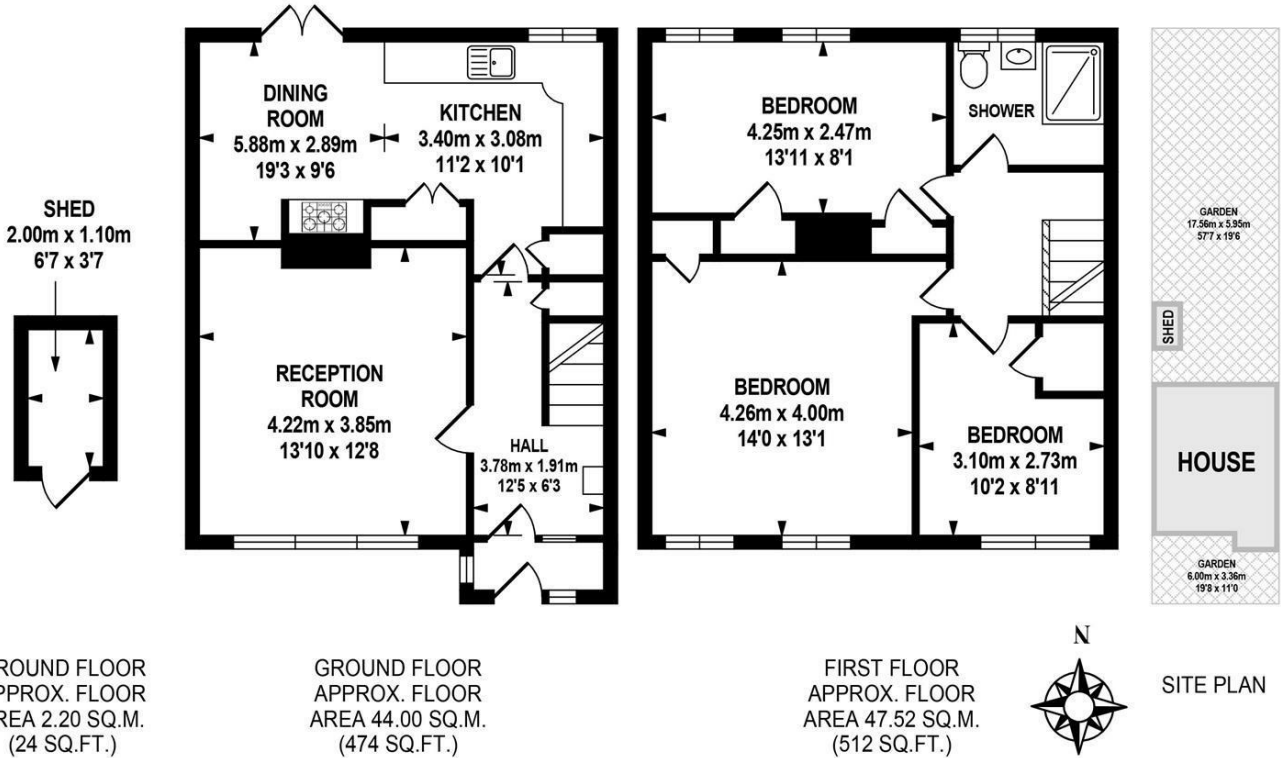
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## Entrance

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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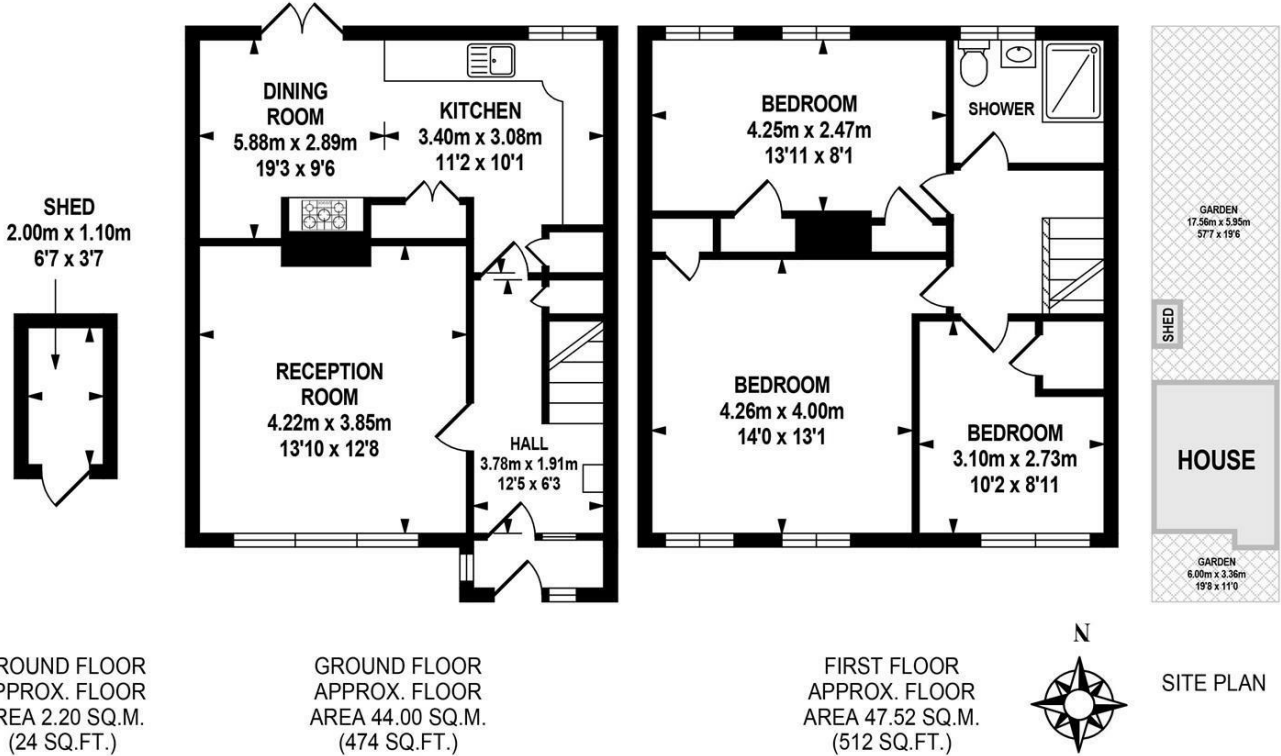
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# Reception

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



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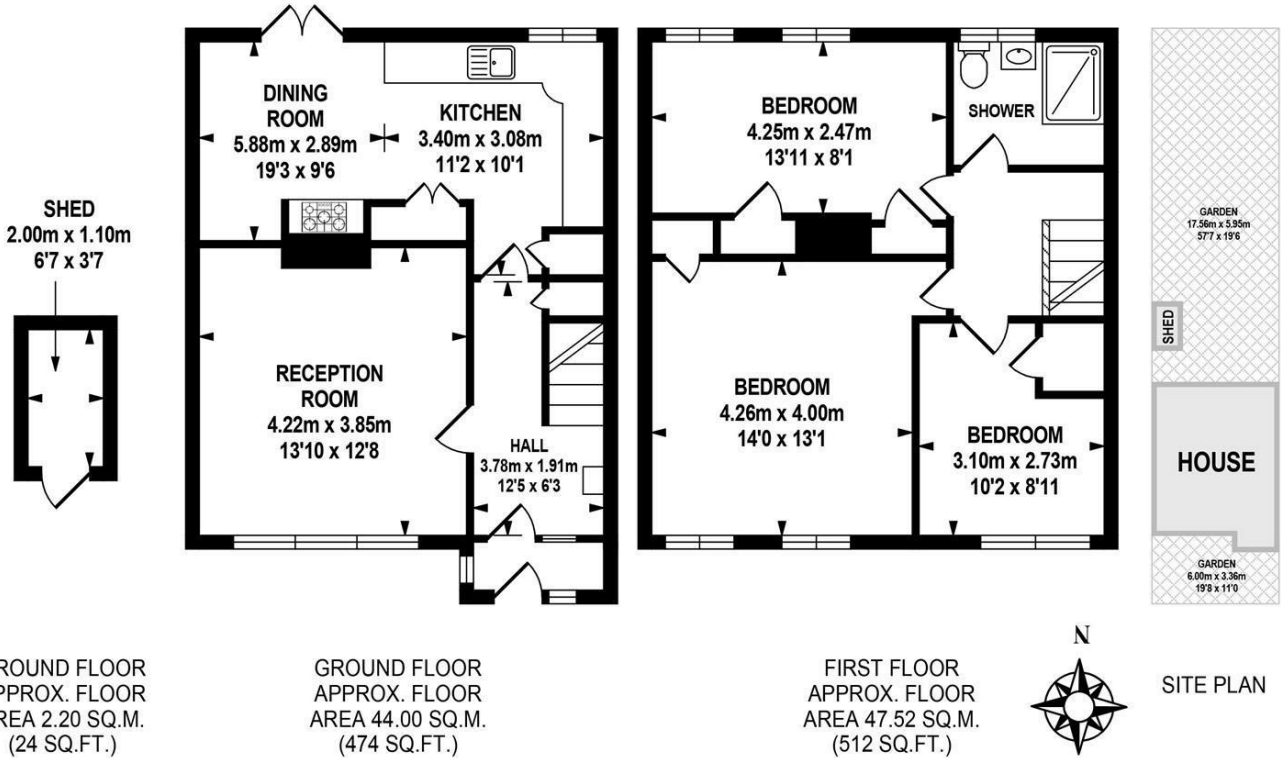
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# Kitchen Diner

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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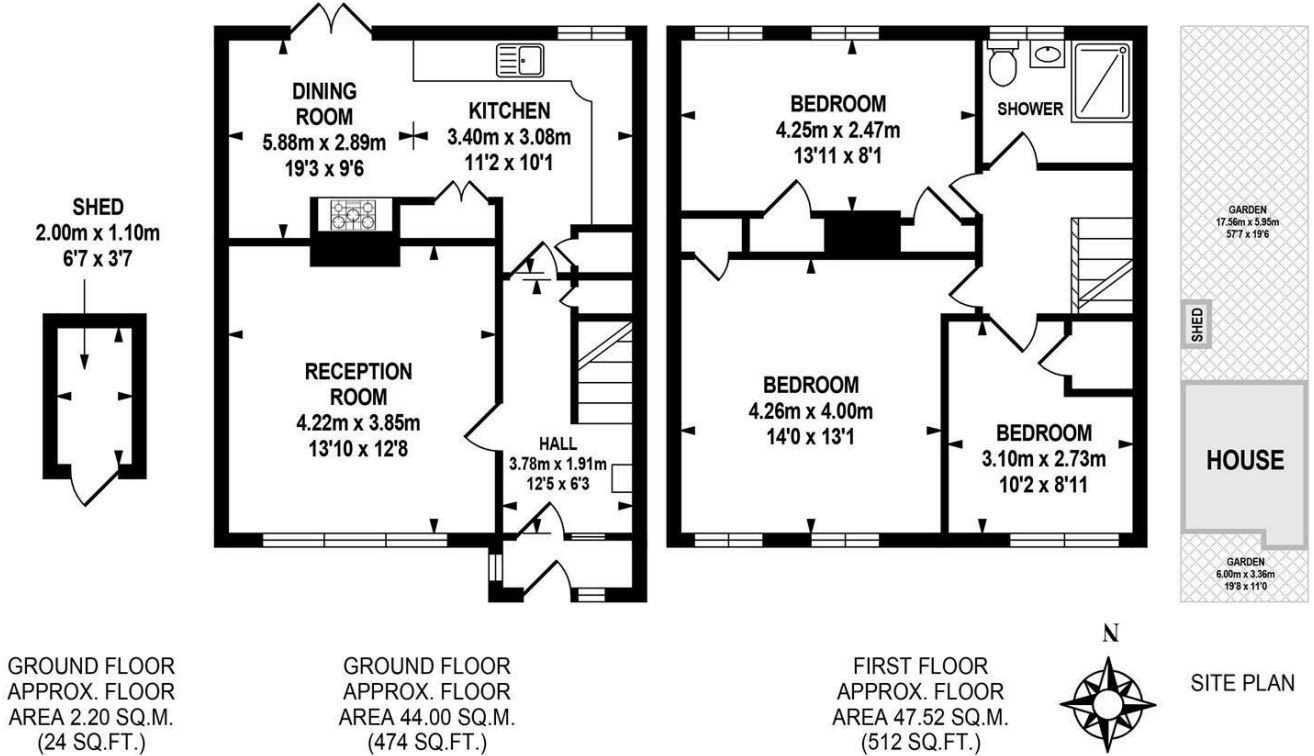
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## First Floor Landing

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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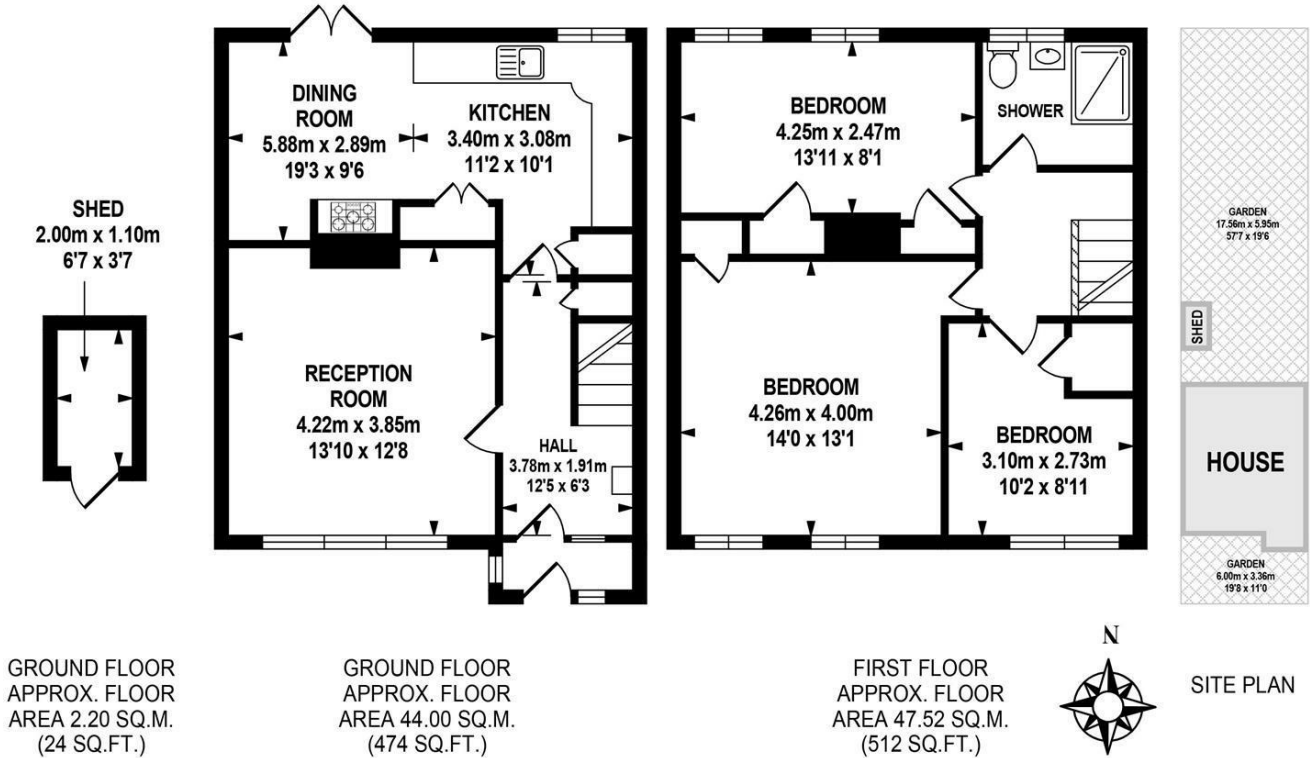
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## Bedroom 2

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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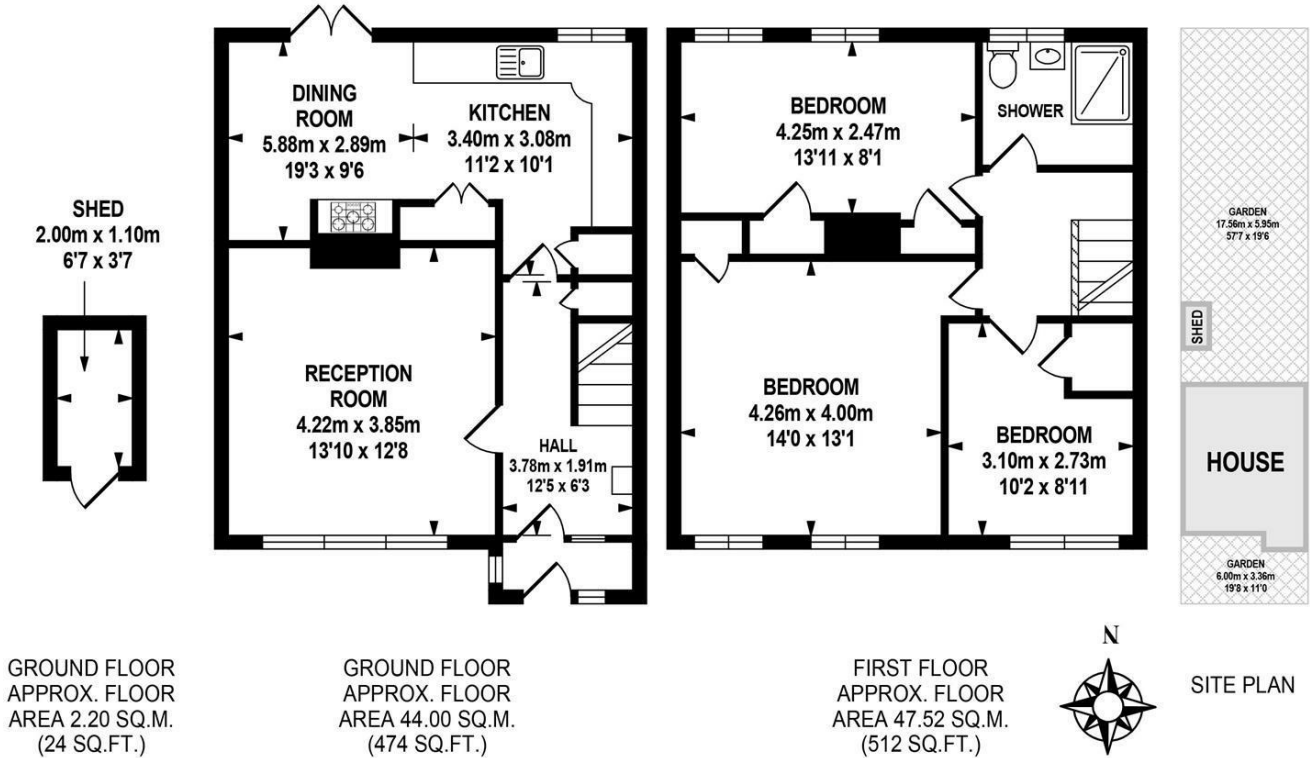
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## Bathroom

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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