

# 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**

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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.

### **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:

### **Reception**

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

### **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,

### **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.

### **Bedroom 2**

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

### **Bedroom 3**

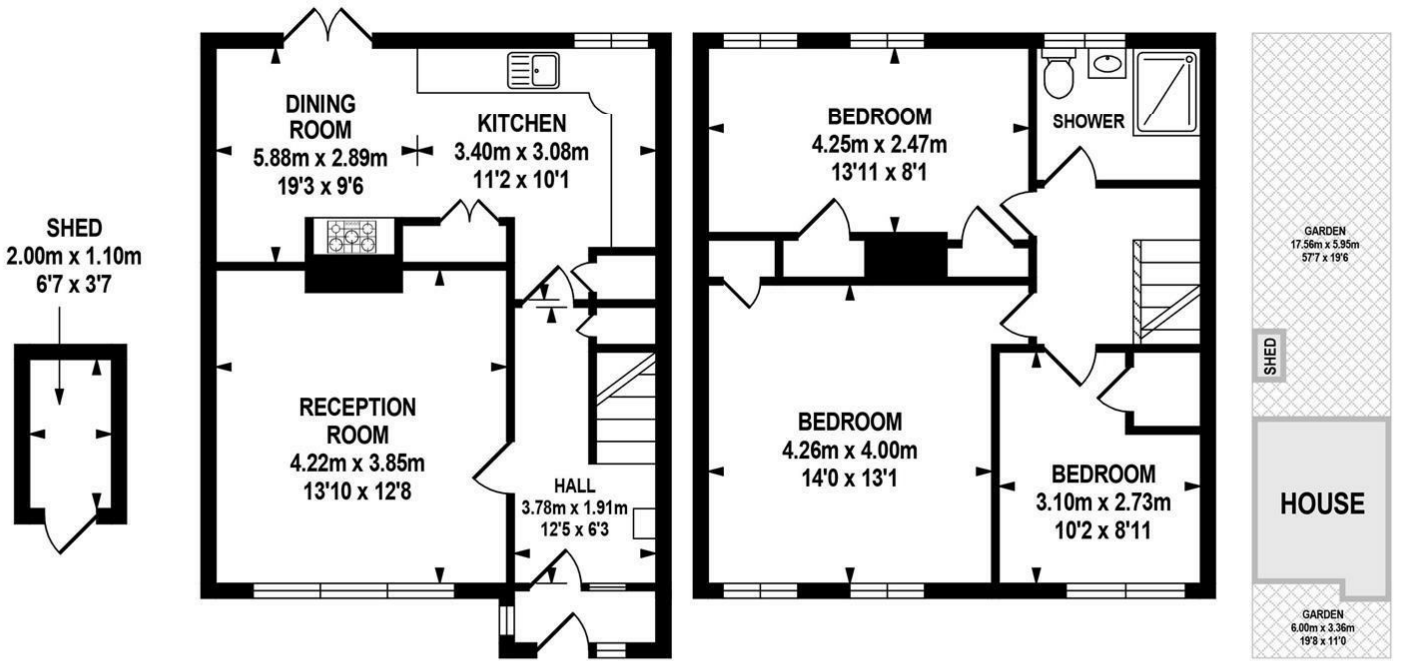
Carpeted. Radiator. Double glazed windows to front. Built in storage cupboards.

### **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,



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



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) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>	63	
(55-68) <b>D</b>		
(39-54) <b>E</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>		75
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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.