

ROMMANY ROAD, NORWOOD, SE27

FREEHOLD

GUIDE PRICE £600,000 - £650,000

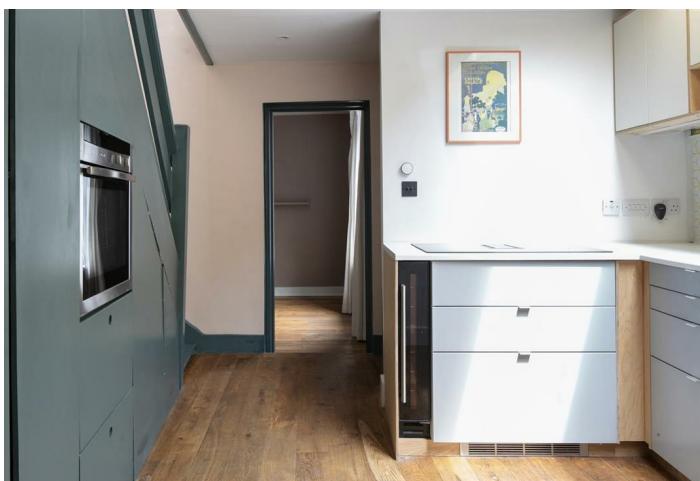


SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

FEATURES

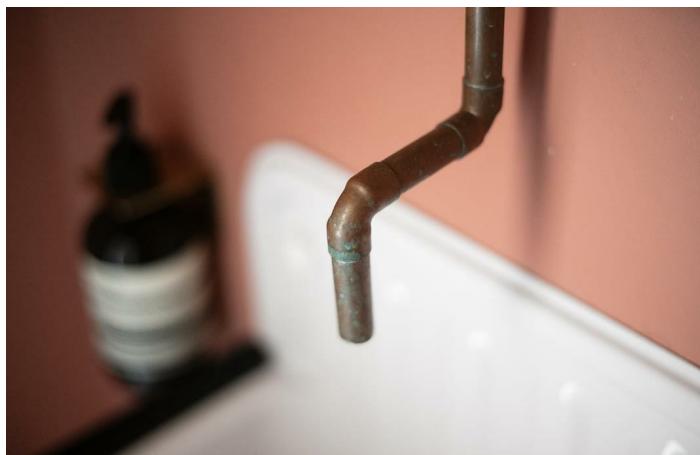
Two Patios
Double Fronted
Contemporary Kitchen
Modern Bathroom



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Delightful Three Bedroom Double-Fronted Period Home With Patio Garden.

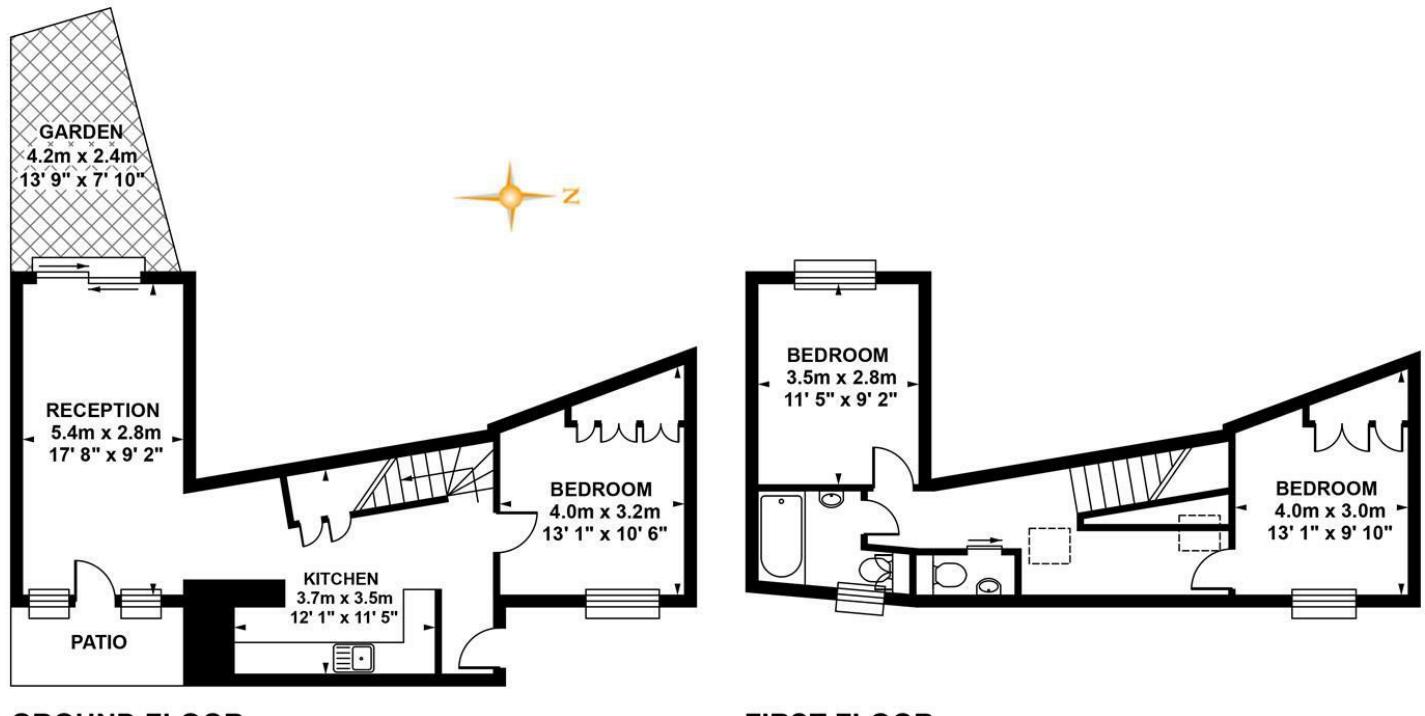
This quirky three bedder enjoys a spacious, bright appointment along this popular road, just minutes from Gipsy Hill. The accommodation, over two lovely floors, comprises three bedrooms, a dual aspect reception (with access to two separate patio gardens), open plan contemporary kitchen, bathroom and separate wc. The décor is thoughtful and the fixtures and fittings attractive. The location is as impressive. Beautiful Norwood Park is a stone's throw away with its mature trees and striking views across our fair city. You're within moments of the abundant amenities of Gipsy Hill and less than a 20 minute stroll to bountiful Crystal Palace. Transport-wise you're a 10 minutes amble from Gipsy Hill station which has swift, regular services to London Victoria and also Crystal Palace for the fab London Overground Line.

A handsome exterior with London stock brickwork greets you. An inner porch with modern oblong wooden paneling leads inward to your open plan kitchen. This enjoys a flood of light from a large skylight. The cabinets and tiling are tasteful and modern. A large dual aspect reception room adjoins to the right with access to two separate patios. Completing the ground floor is a double bedroom which sits the far side of the entrance hall. Upward bound you find a bright, spacious landing with front aspect sash window and shelving. Two further double bedrooms sit off the landing, as does a super slick bathroom with funky matt black fixtures, half bath and dishy tiling. The wc has been kept separate to aid morning traffic.

Kingswood Primary School is just a few moment's stroll. The morning commute to the school's charming lower site (nursery included), is a delightful 10 mins stroll through beautiful Norwood park. The much loved park is a joy whatever the season with its playground, climbing and water play areas. There are football and skate parks too to really tire them out! You'll enjoy stunning views across London from the brow of the hill. The high street is jam packed full of useful amenities including a GP surgery, pharmacies, hairdresser, pubs, grocers and one of the best Indian takeaways in London (Indian Dining Club) - watch those waist bands! The Gipsy Hill Tap Room provides a stylish social space - it's just off the high street. Even closer is the Paxton which has a lovely friendly vibe. There's plenty of parking on nearby Oaks Avenue.

Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate. internal area :
43.92 sqm / 473 sq ft

FIRST FLOOR

Approximate. internal area :
36.91 sqm / 397 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 80.83 sqm / 870 sq ft
Measurements for guidance only / Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

