

GPSY ROAD, WEST NORWOOD, SE27
FREEHOLD
£725,000

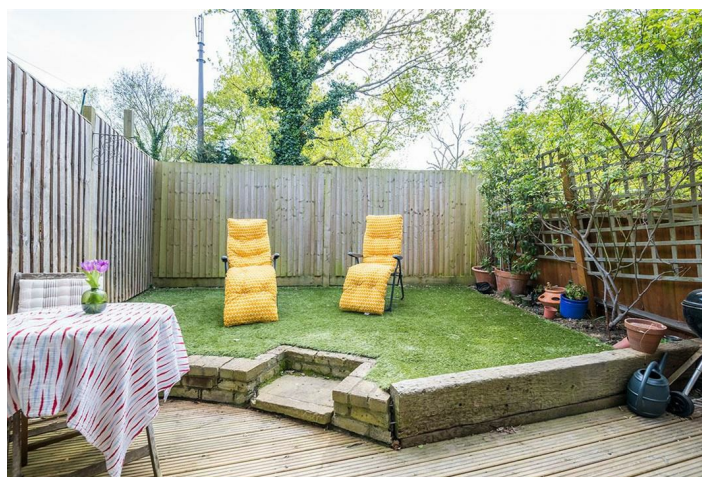
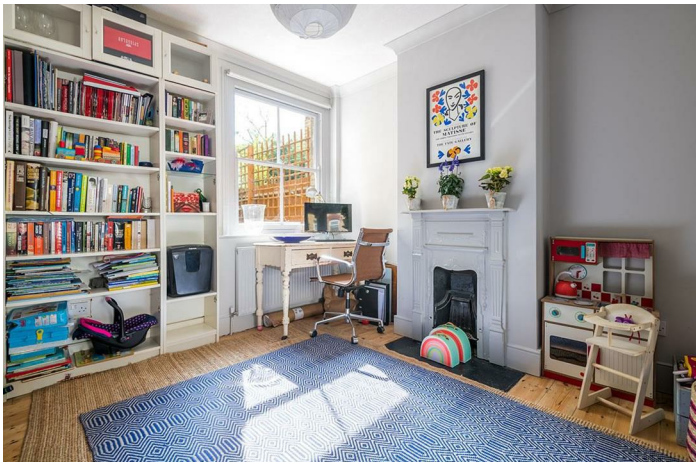


SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

FEATURES

Original Features
Contemporary Kitchen Diner
Pretty Rear Garden
Popular Location
Freehold
Virtual Tour Available



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Wonderfully Proportioned Three Bedroom Period Home With Modern Kitchen Diner.

This graceful three bedroom home boasts sympathetic styling, overtly generous proportions and a fancy contemporary kitchen/diner with full-width bi-fold doors. Over two elegant floors, the accommodation comprises two interconnecting reception rooms (usable as one larger space), kitchen/diner, three double bedrooms, bathroom and wc. A large loft could, subject to planning, considerably increase your living environment and the garden is well presented and appointed. 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 minutes of the abundant amenities of Gipsy Hill and less than a 20 minute stroll to bountiful Crystal Palace. Transport - wise you're less than a 15 minutes amble to both Gipsy Hill and West Norwood train stations which have swift, regular services to London Victoria and also Crystal Palace for the fab London Overground Line.

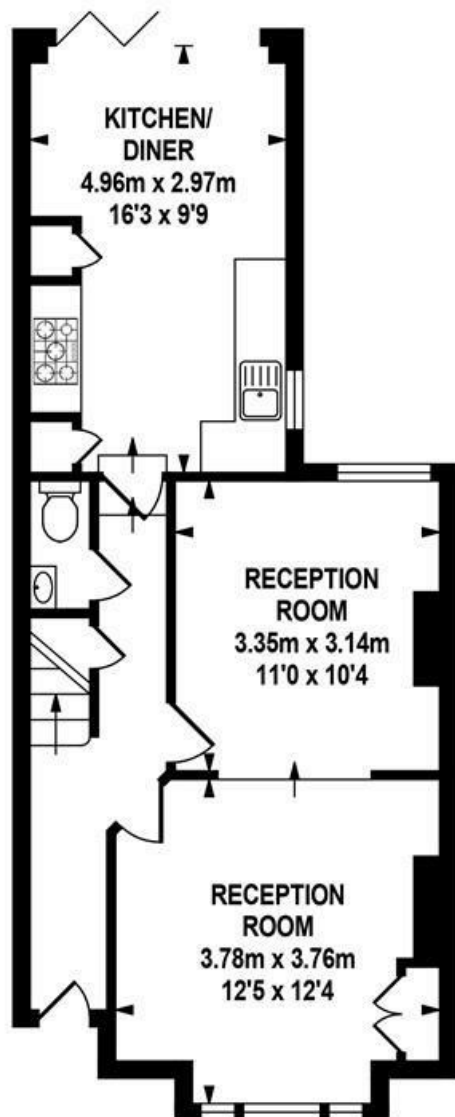
The exterior is delightful with gorgeous red brick detail and an arched portico. Your original door with stained glass leads inward where you're greeted by stripped original floorboards and high ceilings. To the right sit two reception rooms. Separated by double doors they can open to one huge space, depending on requirements. Feature fireplaces befit both rooms and there is original cornicing overhead. To the rear of the hall, past a neat understairs wc, you find that fab kitchen/diner with dishy blue cabinets, modern counters and a range of contemporary appliances. There's a dishwasher, gas range, oven, and fridge freezer. Wide bi-fold doors open to the garden where you'll enjoy al-fresco dining come the milder weather.

Moving upward you find the original staircase is painted blue and has a tasteful runner. Your first double bedroom faces rear over the garden with a pretty feature fireplace. The semi-tiled family bathroom sits next door hosting a modern white suite, bath and rear facing frosted window. Two further double bedrooms complete the tour on the first floor. The front-facing number enjoys the full width of the house and has a triptych of sash windows.

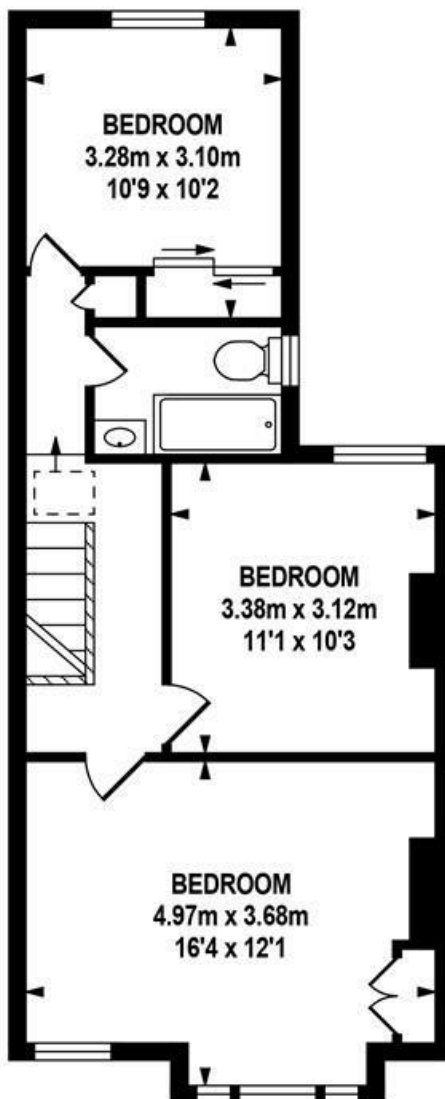
This location is tremendous! There is a good selection of schools in the area with Kingswood Primary School just a 5 minute walk away. Elm Wood, Paxton Primary and Julian's Primary are also nearby. Gipsy Hill train station and West Norwood Station are equidistant, just under a 15min walk with regular trains to Victoria and London Bridge. The nearby Sydenham Hill also has fast trains to Victoria (15mins). Norwood Park is nearby and a much loved 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. Strolling by rolling grassy slopes you'll spy woodpeckers, squirrels and other wildlife in the treetops. 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. The Great Southern does a tasty Sunday roast and even closer is the Paxton which has a lovely friendly vibe and large garden. If you are looking for a larger selection of shops, then the high street in West Norwood is also a short walk away.

Tenure: Freehold

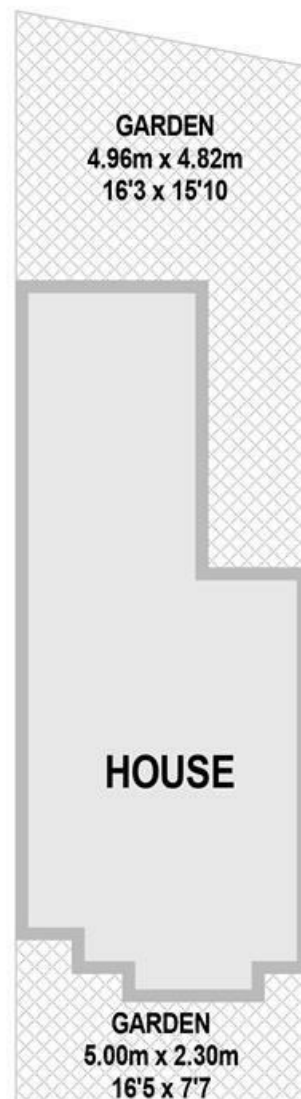
Council Tax Band: D



GROUND FLOOR
APPROX. FLOOR
AREA 48.31 SQ.M.
(520 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 48.99 SQ.M.
(527 SQ.FT.)



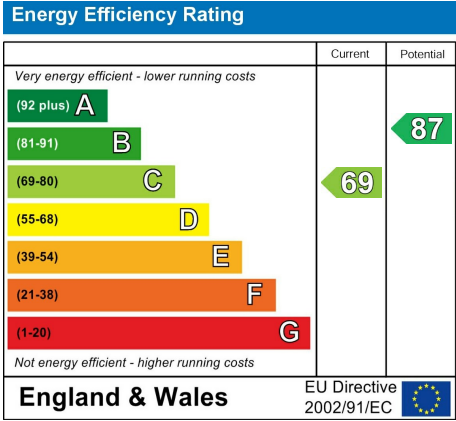
SITE PLAN



TOTAL APPROX.FLOOR AREA 097.30 SQ.M. (1047 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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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.

