



## 39 Elmcourt Road

London, SE27 9BX

**Asking Price £795,000**

A three-bedroom semi-detached Victorian house offered to the market with no ongoing chain. The property has lots of original features is bright and airy and boasts 1400 sq ft / 130 sq m in total square footage. The property offers a blank canvas for modernisation and is situated in an ideal location for the hustle and bustle of West Norwood high street with an array of shops, restaurants, and bars as well as being just a 2-minute walk from Tulse Hill station and a 12-minute walk to West Dulwich and West Norwood Stations giving quick access to Central London mainline rail stations (Victoria, London Bridge, Blackfriars, Kings Cross St Pancras) and the new Elizabeth Line at Farringdon.

Families should note that the house is within the catchment areas of some superb local private and public primary and secondary schools. These include Dulwich College, Rosemead Preparatory School, Oakfield Preparatory School, Elmwood Primary School, and Julian's Primary School. There are also plenty of green spaces within easy reach, Brockwell Park, Dulwich Park, and Belair Park are all within walking distance.

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

if you wish to arrange a viewing appointment for this property or require further information

- THREE DOUBLE BEDROOMS
- SEMI-DETACHED VICTORIAN HOUSE
- LOTS OF ORIGINAL FEATURES
- CHAIN FREE
- BRIGHT AND AIRY
- GAS CENTRAL HEATING
- 1400 SQ FT/ 130 SQ M
- 2 MINUTES WALK TO TULSE HILL STATION
- 12 MINUTES WALK TO WEST NORWOOD STATION
- (TIMES ESTIMATED VIA GOOGLE MAPS)



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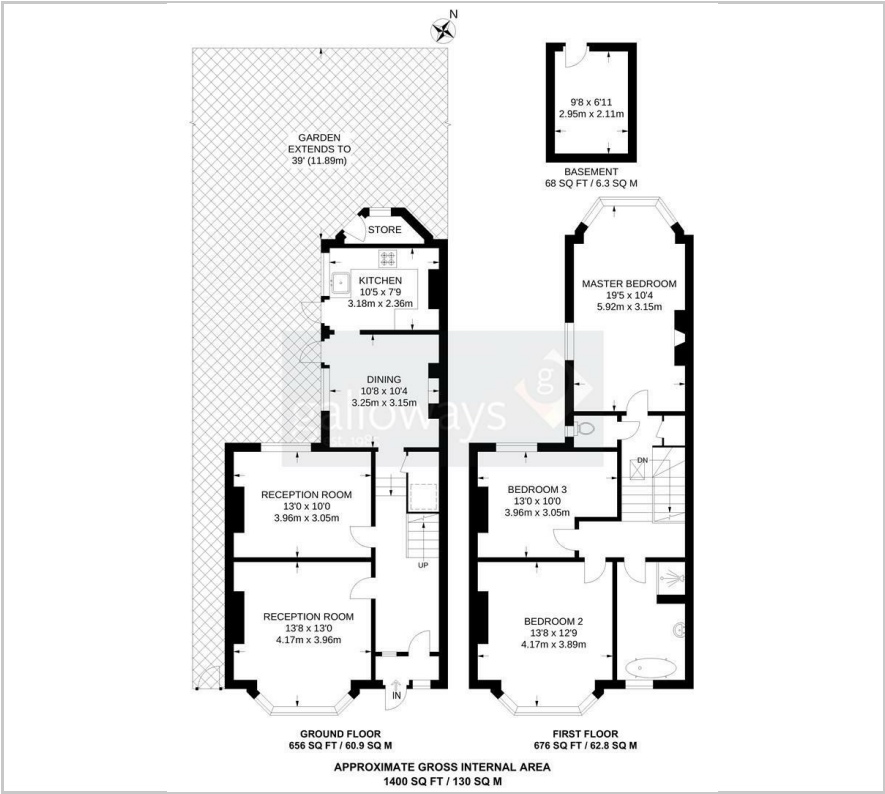


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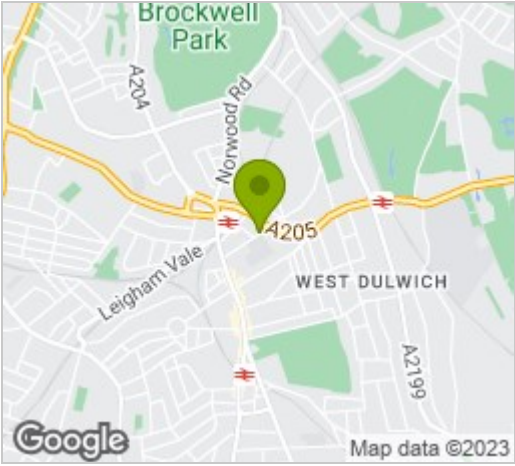




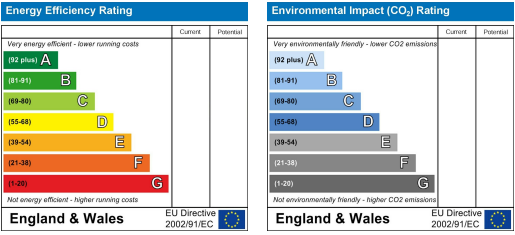
Floor Plan



Area Map



Energy Efficiency Graph



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