



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



Grange Road, London, SE19 3DF

4 Bedroom Semi-Detached with Garage and Off-Road Parking

A deceptively spacious, CHAIN FREE, extended 4 bedroom family home located in Upper Norwood. This semi-detached property, arranged over 3 floors, has many character features and offers a versatile layout, ideal for growing families. One of the main features is the spacious open plan kitchen, diner and conservatory which leads out to the rear garden. Gas central heating and double glazing.

The rear garden is set out over 3 levels and provides plenty of outdoor family space. Detached garage to the rear of the property with block paved off-road parking to the front.

Local schools and shops are close by. Thornton Heath and Norwood Junction railway stations serving London Bridge and Victoria are both within walking distance. Close to South Norwood and Thornton Heath town centres, offering a wide variety of shops and local amenities. Local bus and transport links provide easy access to both Croydon and Crystal Palace town centres.

FOR SALE
CHAIN FREE
£625,000

Front of Property

Block paved driveway offering off-road parking for one car. Side gate to rear garden.

Porch 5'7" x 2'5" (1.70m x 0.74m)

uPVC fully glazed door with letter box, door bell and tiled floor. Solid wood front door with stained glass glazing and side panels.

Entrance Hall 17' x 6'5" (5.18m x 1.96m)

Spacious entrance hall with radiator, pendant light, power points and carpet. Under stairs storage cupboard, housing gas and electric meters. Second cupboard with shelving, plumbing for washing machine and double glazed window to side of property. Doors leading to living room and open plan kitchen, diner with conservatory. Stairs to 1st floor.

Living Room 13'2" x 12' (4.01m x 3.66m)

Double glazed bay windows to front of property with LED light features, ornate feature fireplace with marble inset and coal fire. Radiator, power points, telephone point, and carpet. Fitted cupboard and ceiling fan light.

Open Plan Kitchen, Diner & Conservatory 23'4" max x 18'10" max (7.11m max x 5.74m max)

Spacious and airy, this open plan 'L' shaped room comprising of a dining area, kitchen and conservatory. With laminate tiled effect flooring throughout, dado rail, coved ceiling, down lights, power point and radiator. Dual aspect double glazed windows to kitchen area with range of oak effect wall and base units providing plenty of storage. Integrated appliances including double oven, electric hob, fridge freezer and dishwasher. 1 1/2 bowl enamel sink, part tiled walls, power points, down lights, wall mounted Worcester boiler. The dining area opens out to a conservatory with double glazed doors to the rear garden, full height oak effect cupboard, wall mounted heater and fitted blinds.

Dining Area 12'8" x 11'5" (3.86m x 3.48m)

Kitchen Area 12'5" x 7' (3.78m x 2.13m)

Conservatory 11' x 9'8" (3.35m x 2.95m)

1st Floor Landing

Pendant light, carpet and window to stairwell.

Bedroom 2 13'3" x 11'5" (4.04m x 3.48m)

Double glazed bay window to front of property. Fitted wardrobes with cupboard over, coved ceiling, carpet, picture rail, radiator, power points and spot lights.

Bedroom 3 12'8" x 11'5" (3.86m x 3.48m)

Double glazed window overlooking rear garden, radiator, carpet, fitted wardrobes, fitted cupboards, spot lights, picture rail and power points.

Bedroom 4 9' x 7'1" (2.74m x 2.16m)

Double glazed bay window to front of property, radiator, picture rail, pendant light and power points.

Family Bathroom 6'11" x 6'1" (2.11m x 1.85m)

Panelled bath with chrome mixer tap. Separate shower cubicle with chrome fitted power shower. Wash hand basin with storage cupboard below. Wall mounted mirrored cabinet, extractor fan, vinyl flooring, heated towel rail, fitted cupboard and ceiling light.

Separate WC 4' x 2'7" (1.22m x 0.79m)

Vinyl flooring, WC, part tiled walls, pendant light, coved ceiling.

2nd Floor Landing

Pendant light, smoke detector and carpet. Window to stairwell.

Bedroom 1 - Top Floor 10'3" x 20'11" (3.13 x 6.4)

Large bedroom on the top floor with sloped ceilings. Velux window to front of property and double glazed window overlooking rear garden. Ceiling lights x 2, power points, radiator, eaves storage and carpet.

Shower room 9' x 5'4" (2.74m x 1.63m)

Corner shower cubicle with power shower. Low level WC. Wash hand basin in vanity unit. Mirror and wall mounted storage cupboards above. Downlights with lighting to mirror and single power socket. Opaque double glazed window to rear of property. Blue mosaic style vinyl flooring.

Rear Garden

Beautifully presented, tiered garden arranged over 3 levels. Lower paved patio area, with side gate to front of property, outside tap, with planted borders and ornamental areas. Steps to artificial lawn area with further steps heading up to a part decked and paved patio area, ideal for BBQ's. Single door offering access to detached garage.

Garage Located to the Rear of the Property 15'6" x 14'9" (4.72m x 4.50m)

Good sized detached garage accessed from the rear of the property via up and over metal door. Single glazed window with wooden door offering access from rear garden.

Additional Information

Council - Croydon, Tax Band E.
Energy Performance Rating - D

Dimensions

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Photographs Used

Please Note - The property is currently tenanted but is being sold with vacant possession. The photographs

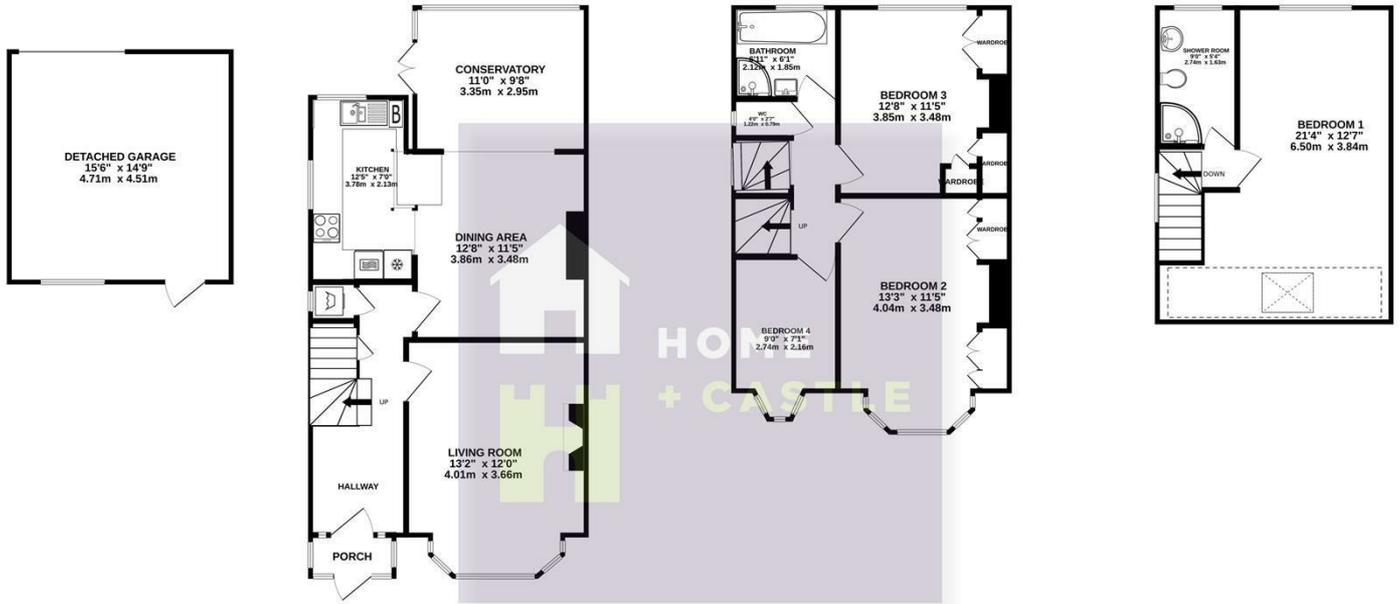
used in the advert are a mixture of current and pre-tenancy images.

Floor Plan

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.

2ND FLOOR
329 sq.ft. (30.6 sq.m.) approx.

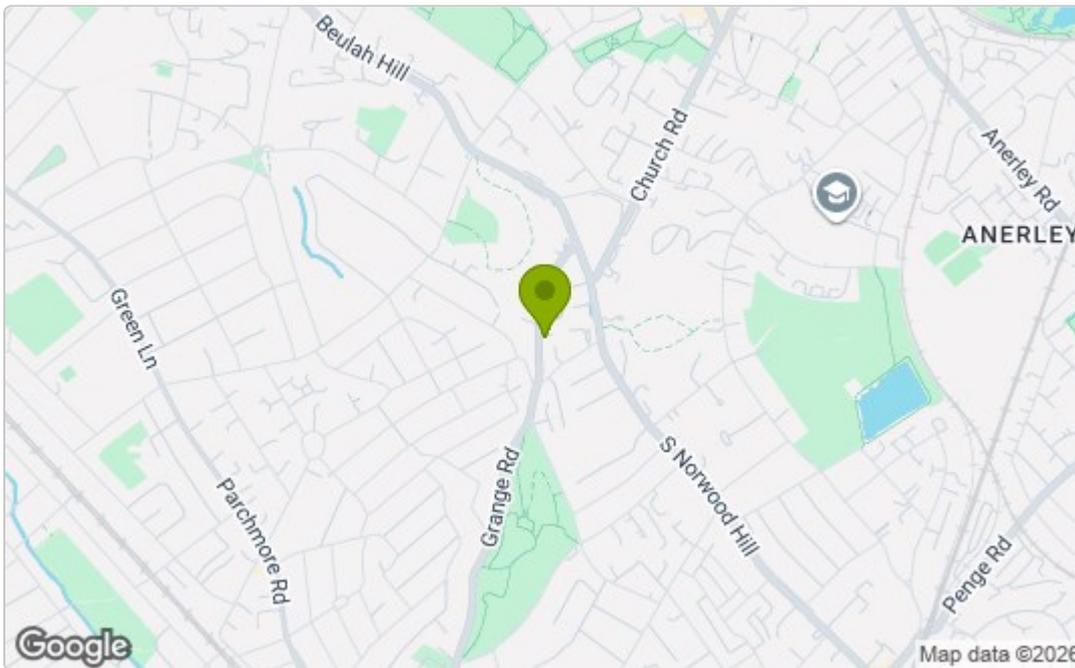


4 BEDROOM SEMI DETACHED

TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		67	
(69-80) C			
(55-68) D			
(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			82
(81-91) B		67	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.