



Percy Road, South Norwood

Price Guide £450,000



Property Summary

PRICE GUIDE £450,000 - £465,000

Propertyworld is delighted to present this gorgeous two double bedroom Victorian mid-terrace house, perfectly positioned on the highly sought-after Percy Road, just moments from Norwood Junction station with its fast and frequent connections into central London. Immaculately presented throughout, this charming home combines period character with modern upgrades, creating a stylish yet cosy feel.

The ground floor offers a welcoming through reception with defined lounge and dining areas, enhanced by natural light and plantation shutters to the front. To the rear, a modern shaker-style kitchen with crisp white units, integrated oven and hob, and space for both dishwasher and washing machine opens directly onto the delightful private garden. Beautifully planted and well maintained, the garden features a lawn, patio area and mature borders, providing a peaceful retreat. Also on this level is a smart, upgraded shower room and W.C., installed approximately four years ago, plus useful storage.

Upstairs, the property boasts two genuine double bedrooms, each tastefully decorated, alongside a stunning period-style bathroom complete with a roll-top bath — perfectly in keeping with the character of the house. Additional benefits include full double glazing throughout and plantation shutters to both the dining room and principal bedroom.

Externally, this charming home offers attractive curb appeal, set on a quiet residential road within easy walking distance of the heart of Norwood, with its wide range of shops, restaurants and amenities. The area is blessed with an abundance of green spaces including South Norwood Recreation Ground and the wonderful South Norwood Country Park with its pretty lake and parkland.

Beautifully finished and competitively priced against smaller two-bedroom garden flats, this freehold house is a rare find. With style, charm and practicality in abundance, we expect strong early interest.

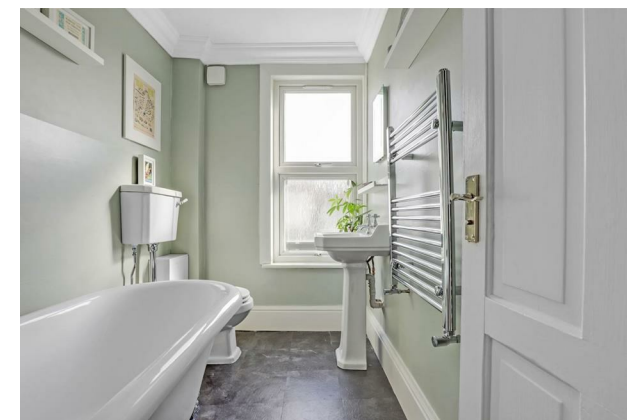
Property Summary

- Two bedroom mid terrace Victorian house
- Two bathrooms
- Immaculately finished throughout
- Gorgeous through reception and dining room
- Pretty rear garden with patio and lawn
- Plantation shutters in lounge and principal bedroom
- Loft for storage
- Modern shaker style kitchen
- Close to Norwood Junction train and all amenities
- EPC Rating D - Council Tax Band C

Our Vendor Loves...

We love having a coffee in what we think is a very peaceful garden and enjoy reading in the sunny bedrooms. We will miss our luxurious bathrooms - which we created.

We are a close knit neighbourhood and every one is so friendly. There's plenty of small shops, on the high street - great for supporting local business small shops on the High Street are an added bonus of the area not forgetting minutes walk of Norwood Junction station, with its fast connections to London Bridge, Blackfriars and St Pancras.



Penge Sales

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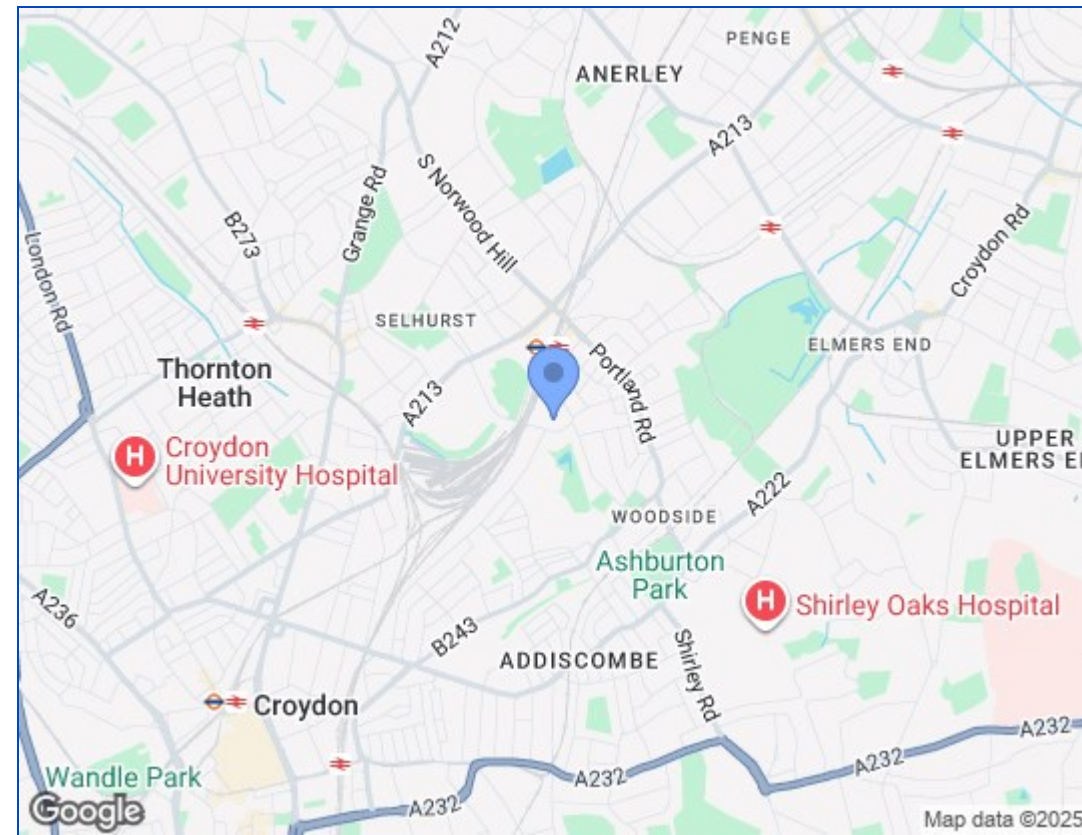
APPROX. GROSS INTERNAL FLOOR AREA 785 SQ FT / 73 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Percy Road

date 03/09/25

photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

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