



Wharncliffe Gardens, SE25
Guide Price £600,000-£650,000

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In general

- High specification three bedroom house
- Quiet cul de sac location
- Separate front reception room with burner
- Luxury shower room
- Stylish 18ft kitchen / diner
- French doors to a sunny terrace
- Potential for attic conversion (STPP)
- Characterful features

In detail

A very tastefully finished three bedroom 1920s house forming part of a popular quiet residential cul de sac. This characterful property is one of the finest examples in the area and could make a great long-term option, in an increasingly popular location.

This property has been fully upgraded throughout to an impressive specification which goes beyond most market offerings, creating the perfect opportunity for those seeking an immediately enjoyable, warm and inviting home. The entrance level comprises a separate front light-filled reception room with a solid fuel burner and a marble surround- ideal for cosy relaxing evenings. Beyond is a spacious 18ft kitchen / diner with an antique fireplace, double doors to outside, and a recently installed handle-less kitchen with quartz surfaces. The first floor houses three bedrooms and a luxury shower room with marble tiling, premium fittings, and a heated towel rail. Externally there is a neat rear garden with a sunny south-easterly aspect, gated access, and an elevated terrace which makes an idyllic setting for hosting friends and family. Other notable points include beautiful wood flooring, replacement column radiators throughout, and potential for an attic conversion (STPP).

This highly regarded street is well placed for Cyprus Primary school, Norwood Junction rail links (fast to London Bridge), South Norwood Lake and the Crystal Palace triangle.

EPC: D | Council Tax Band: D



Floorplan

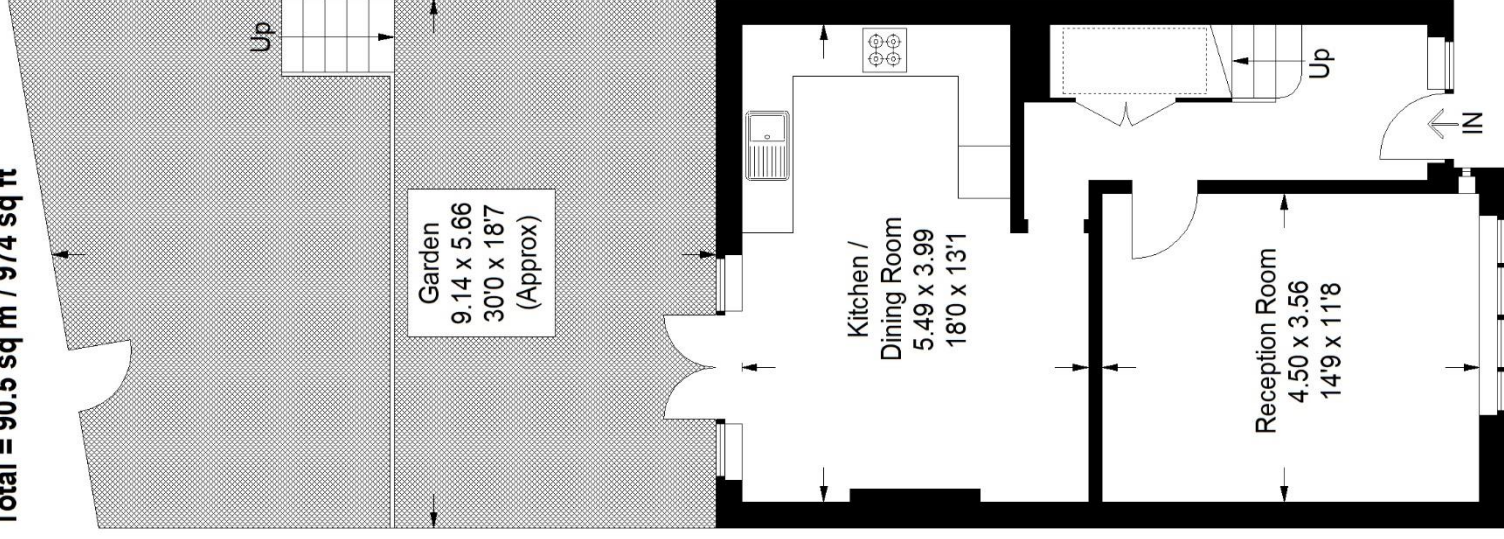
Wharncliffe Gardens, SE25

Approximate Gross Internal Area

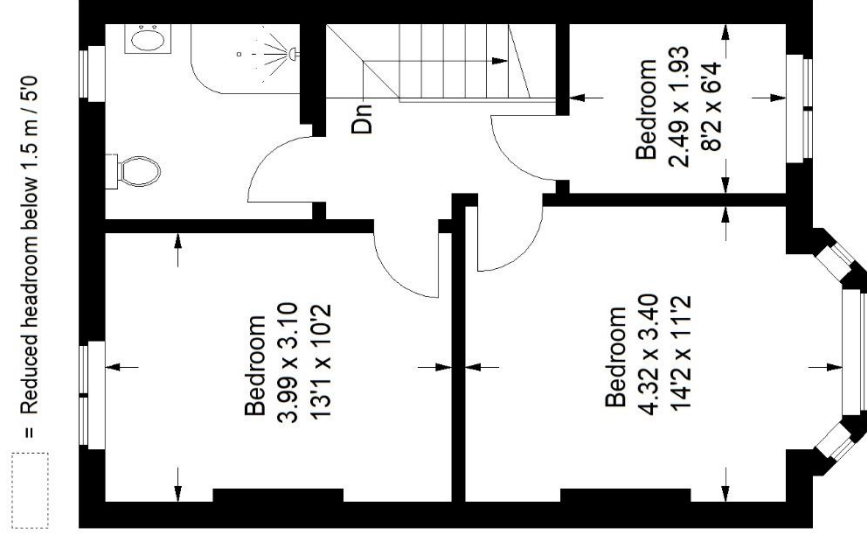
Ground Floor = 46.0 sq m / 495 sq ft

First Floor = 44.5 sq m / 479 sq ft

Total = 90.5 sq m / 974 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	87 B
39-54	E		
21-38	F		
1-20	G		

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