

**FOR SALE**



**Belmont Road, South Norwood, SE25**

**Offers In Excess Of £500,000 Freehold**

 **3**

 **1**

  
**samuel estates**  
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# Property Description

Set on the picturesque Belmont Road, this refurbished 3-bedroom end-terrace house offers the perfect fusion of Victorian elegance and modern convenience. From its classic architectural details to its updated interior, this home is designed to provide both comfort and style.

The ground floor boasts a bright and welcoming reception room, ideal for relaxation or entertaining guests, as well as a spacious dining room that opens directly onto a large, beautifully maintained rear garden—perfect for outdoor dining and summer gatherings. The kitchen, fully equipped with brand-new, high-quality appliances, and a convenient WC/utility room.

On the first floor, you'll find three well-proportioned bedrooms, each with ample natural light and character. The contemporary family bathroom has been tastefully designed with modern fixtures, offering both functionality and a sleek aesthetic.

For commuters, the property's location is ideal, with excellent transport links just moments away. Local bus routes and tram services are easily accessible, while Norwood Junction Station provides swift connections to London Bridge and Victoria, making the daily commute into central London seamless.

Offered chain-free, this home is ready for a smooth and hassle-free move. With its combination of charm, modern amenities, and prime location, this property is the perfect family home or investment opportunity.

## Disclaimer

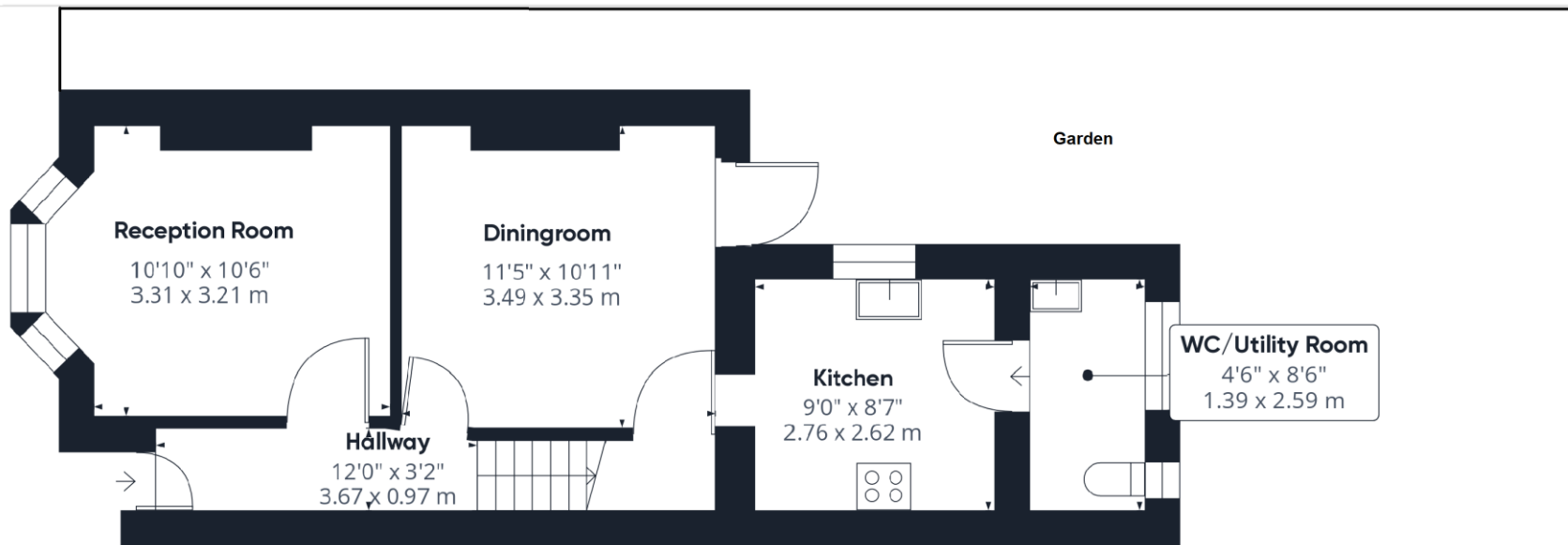
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		85
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





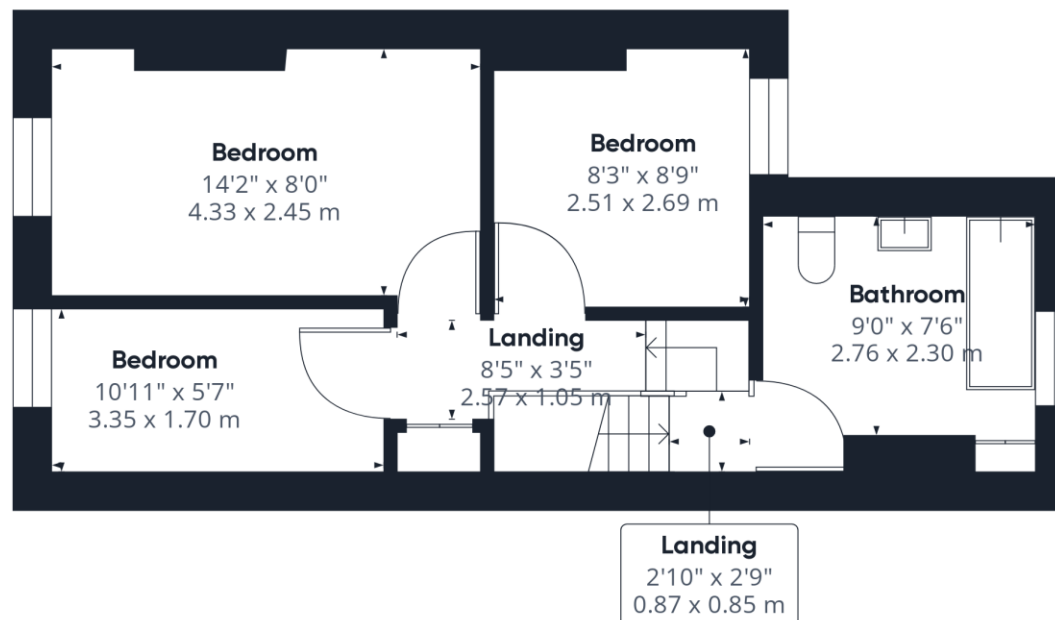


Ground Floor

Approximate total area<sup>(1)</sup>

788.24 ft<sup>2</sup>

73.23 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Material Information

Tenure – Freehold

Council Tax Band – C

Local Authority – Croydon Council



**Property Type**  
House (End of Terrace)



**Construction Type**  
Brick



**Parking**  
Street Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



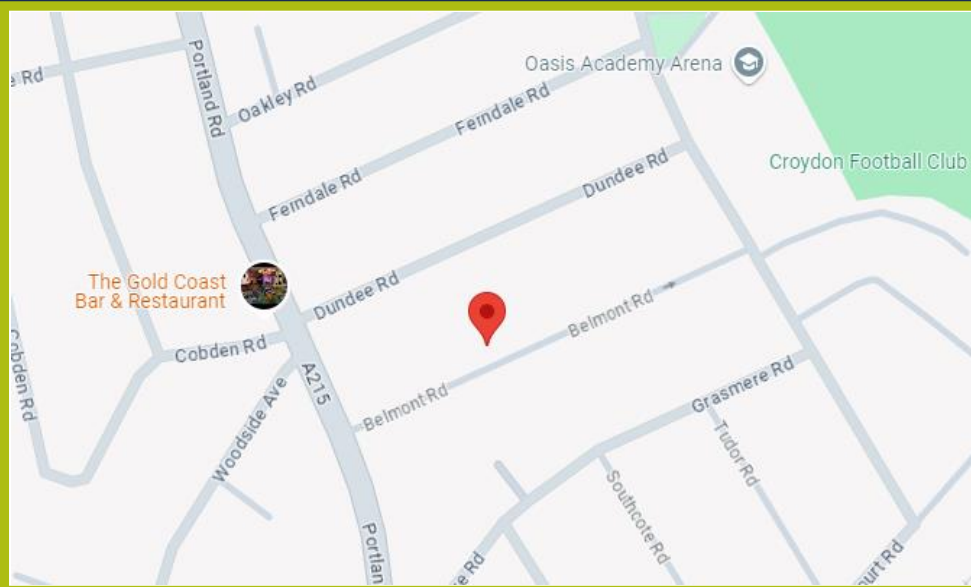
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889

