



**Birchanger Road, London SE25 5BQ**



**welcome to**

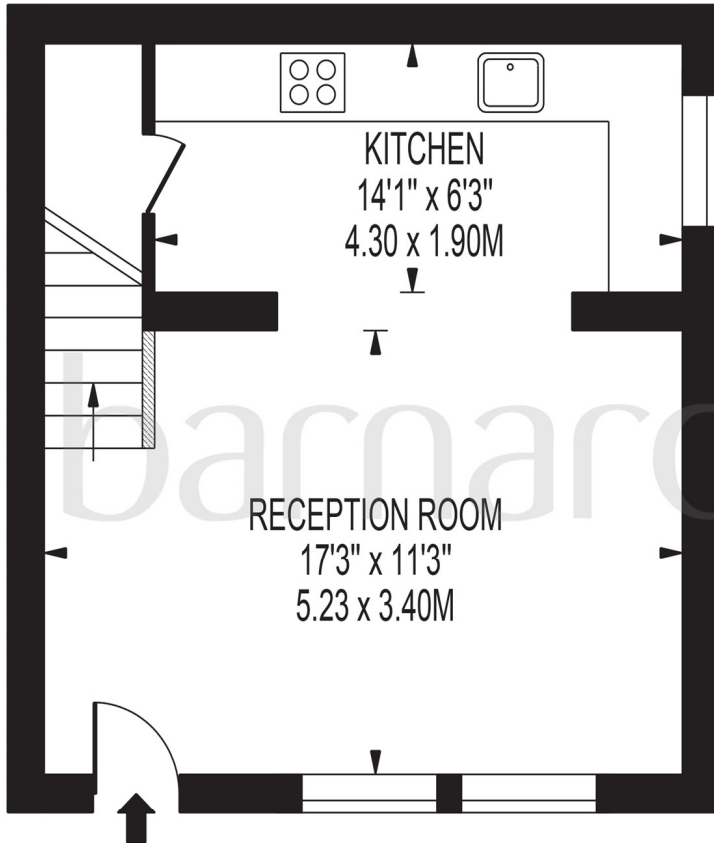
**Birchanger Road, London**

A modern two-bedroom end-of -terrace house with allocated gated parking and pretty communal gardens, located conveniently for commuters a short walk from Woodside and Blackhorse Lane tram stops and Norwood Junction railway station. The location also gives access to local shops.

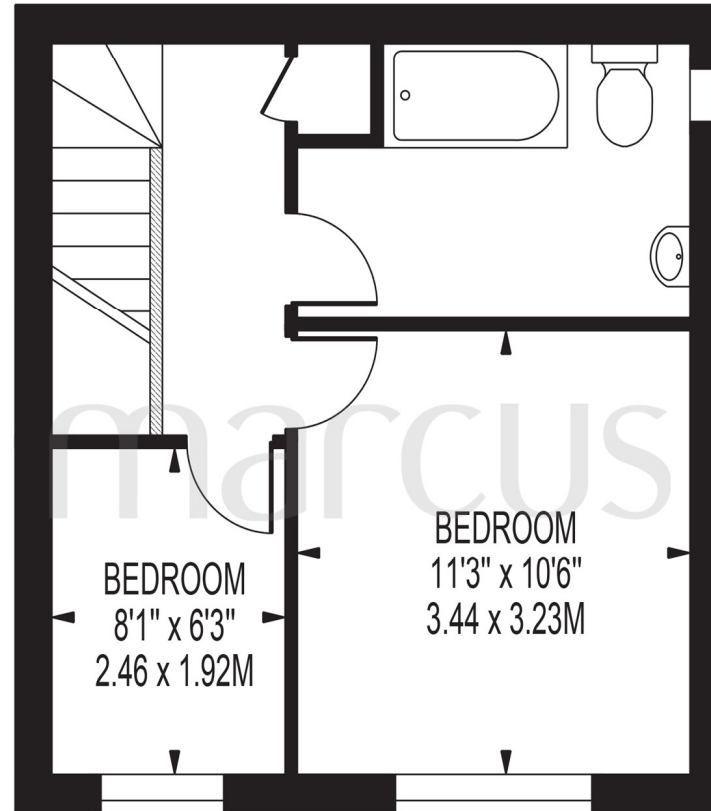


# BIRCHANGER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 614 SQ FT - 57.01 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Available for the first time in 28 years, the property is situated on the popular Birchanger Road in South Norwood, this charming two-bedroom end-of-terrace freehold house is just a short stroll from Norwood Junction Station, offering excellent transport links into Central London. Woodside and Blackhorse Lane tram stops are both a short walk away. Beautifully presented throughout, the ground floor features a bright and spacious open-plan kitchen and living area, ideal for modern living. The living area looks out on to the communal gardens, with the kitchen offering ample storage and a generous worktop space, with additional built-in storage cupboards for convenience, and a window to the side. Upstairs, the airy master bedroom is flooded with natural light, with views of the pretty communal gardens. Substantial storage is provided by a large double sliding wardrobe. The second bedroom is well-proportioned, perfect as a guest room or home office, with views of the communal gardens. The landing provides access to the boarded and insulated loft space for further storage. The spacious bathroom provides a three-quarter length bath with shower, hand basin, vanity unit, and WC. To the front of the property, residents enjoy access to a pretty and peaceful communal garden - a sunny spot to unwind, which is regularly tended by a gardener. The property also benefits from allocated gated parking and is just moments from the open green spaces of Woodside Green and Brickfields Meadow.

welcome to

## Birchanger Road, London

- Freehold
- Two bedrooms
- Good condition throughout
- Allocated gated parking
- Close to trams stops and railway station

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers over  
**£350,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY112272](https://barnardmarcus.co.uk/Property/CRY112272)



Property Ref:  
CRY112272 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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