



Guide Price
£525,000

Freehold

4x  4x  2x 

**Cuthbert Gardens, South
Norwood, SE25**

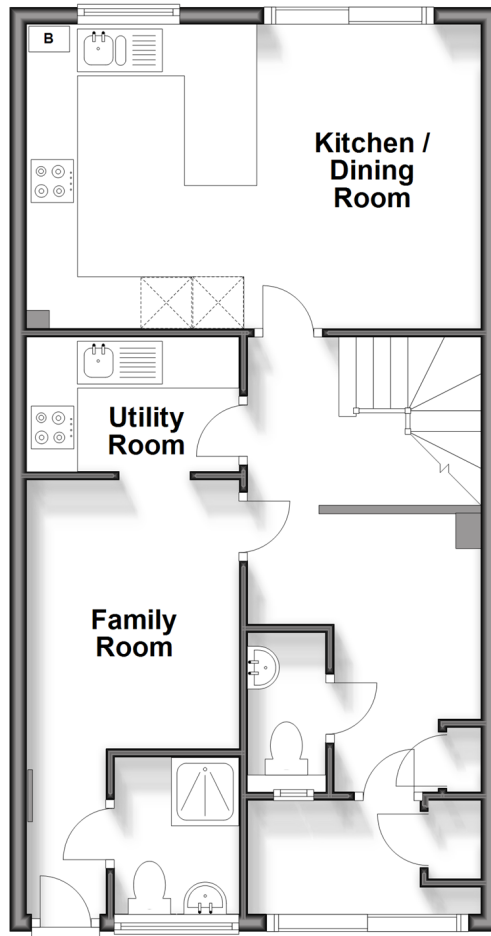
OVER 60?

Secure this property
for up to **59% less!**

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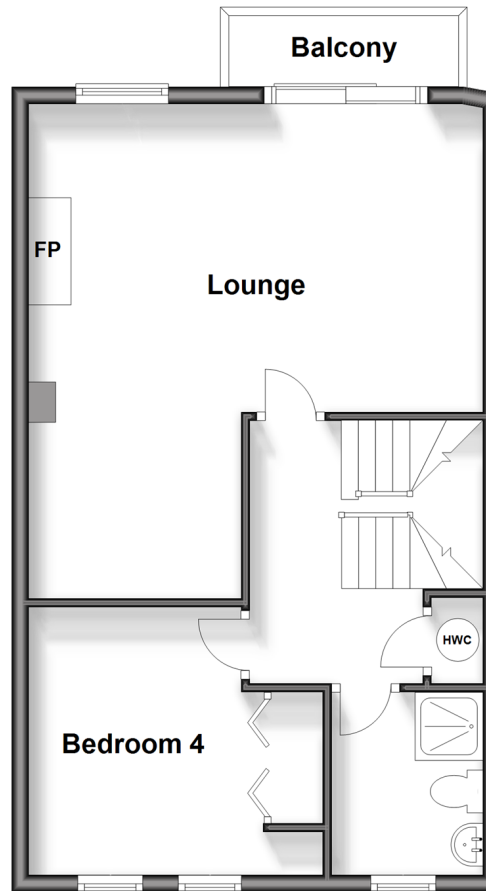
Ground Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



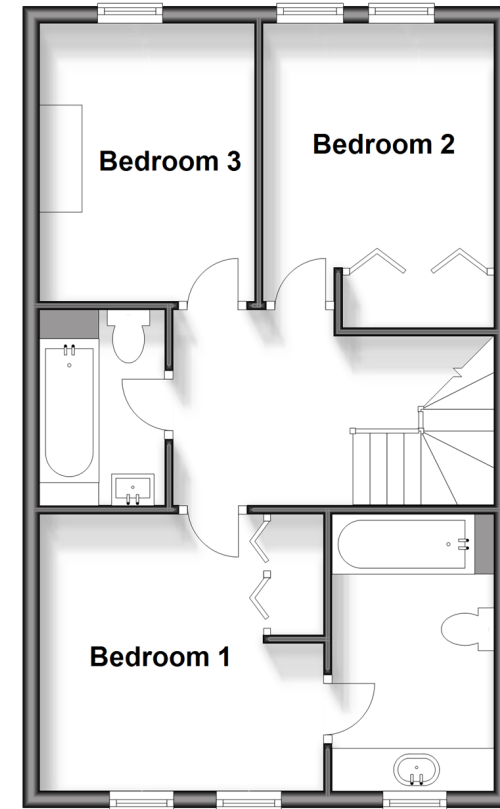
First Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



Second Floor

Approx. 47.9 sq. metres (516.0 sq. feet)



Accommodation

GROUND FLOOR

Porch way
Entrance Hall
Kitchen/Dining Room: 17'6 x 11'2 (5.34m x 3.41m)
Family Room: (L-shaped) 10'2 x 8'1 (3.10m x 2.47m) plus 8'1 x 4'3 (2.47m x 1.30m)
Utility Room: 8'1 x 4'11 (2.47m x 1.50m)
Shower Room
Cloakroom

FIRST FLOOR

Landing
Lounge: 19'2 (5.85m) x 16'5 (5.01m) narrowing to 8'3 (2.52m)
Balcony
Bedroom 4: 11'5 x 10'5 (3.48m x 3.18m)
Shower Room 2

SECOND FLOOR

Landing
Bedroom 1: 10'11 x 10'5 (3.33m x 3.18m)
En-Suite Bathroom
Bedroom 2: 10'8 x 8'4 (3.25m x 2.54m)
Bedroom 3: 9'9 x 8'11 (2.97m x 2.72m)
Bathroom

OUTSIDE

Driveway
Rear Garden



Main features

- Substantial town house in ideal location
- Balcony on first floor where you can relax with family and friends
- Useful utility room and cloakroom
- Driveway for four cars and rear garden
- En-suite bathroom to bedroom 1
- Situated close to transport, shops and local amenities



Nearest Schools

Primary: Heavers Farm 0.4 miles, St Chad's Catholic 0.4 miles, Hitehorse Manor Junior School 0.4 miles
Secondary: Priory School 0.3 miles, Harris Academy South Norwood 0.4 miles, Bensham Manor School 0.7 miles



Transport Information

Train Stations: Norwood Junction 0.4 miles, Selhurst 0.6 miles, Thornton Heath 0.7 miles



Address

Cuthbert Gardens, South Norwood, SE25



Directions

For directions to this property please contact us.



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Call Shirley Branch 020 8654 3037 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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