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## *BOND & SHERWILL*



### *Robson Road*

Guide-Price: £600,000 - £625,000

This charming two-bedroom end of terrace, chain-free property is well-situated and is perfect for those who commute with West Norwood Train Station in good proximity.

The ground-floor features an entrance hall, kitchen and good-size lounge with access out to rear garden. The first-floor features two good-sized bedrooms and a bathroom with shower. External features include a rear garden with side access.

Robson Road is within good proximity to West Norwood Train Station & West Dulwich Train Station, which offer swift and easy access to London Victoria and London Bridge and Croydon. In addition there is an extensive bus service.

West Norwood itself and the surrounding area feature a variety of shopping opportunities including Tesco, Sainsbury's and Co-op. There is also access to Dulwich Picture Gallery, Horniman's Museum and other attractions.

Popular green spaces in the surrounding area include Brockwell & Dulwich Park. Local schools include Julian's Primary School, Rosemead Preparatory School & Nursery and Dunraven Primary and Secondary School.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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## *Robson Road*

### **Entrance Hall**

The entrance hall includes storage cupboard, radiator and smoke alarm.



### **Lounge**

The lounge is dual-aspect and includes double-glazed two-casement window, two radiators, double-glazed glass-panel sliding door to rear garden, marble-effect hearth with wood surround, stairs ascending to first-floor, under-stairs cupboard and smoke alarm.



### **Kitchen**

The kitchen includes wall & base level units with work surface area, four-ring gas hob, oven, partially-tiled walls, space for free-standing fridge-freezer, space for washing machine, double-glazed single-casement window and concealed Worcester boiler.



### **Rear Garden**

The rear garden includes side-access, water tap and a range of plants & shrubs.



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## *Robson Road*

### **Landing**

The landing includes smoke alarm and loft hatch.



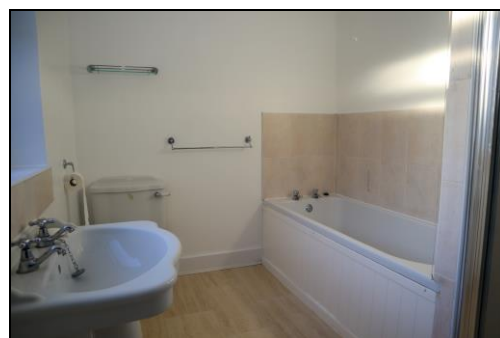
### **Bedroom Two**

Bedroom two includes double-glazed single-casement window and radiator.



### **Bathroom**

The bathroom includes double-glazed single-casement frosted-effect window, shower enclosure with hose attachment & wall-controls, cupboard, tiled floor, panel-enclosed bath, radiator, partially-tiled walls, low-level W.C, extractor fan and pedestal wash-hand basin.



### **Bedroom One**

Bedroom one includes double-glazed two-casement window and radiator.



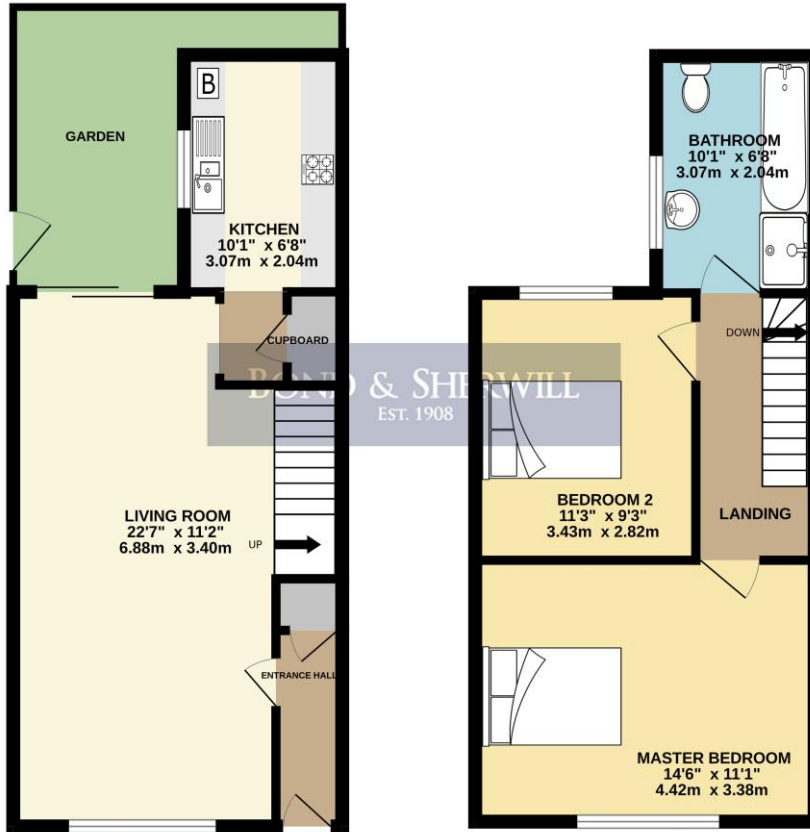
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GROUND-FLOOR  
390 sq.ft. (36.2 sq.m.) approx.

FIRST-FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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