



Upwood Road

£550,000

A great chance to purchase this extended three bedroom 1930's family home situated only 6 minutes walk to Norbury Rail services and a stones throw from the multiple shops, supermarkets restaurants and bus services to London & Croydon. On the ground floor are two spacious reception rooms and a kitchen/diner. Upstairs are three bedrooms and a family bathroom. Further benefits include double glazing, gas central heating and more. Vacant possession.

*Council tax band D
EPC Rating D*

Upwood Road

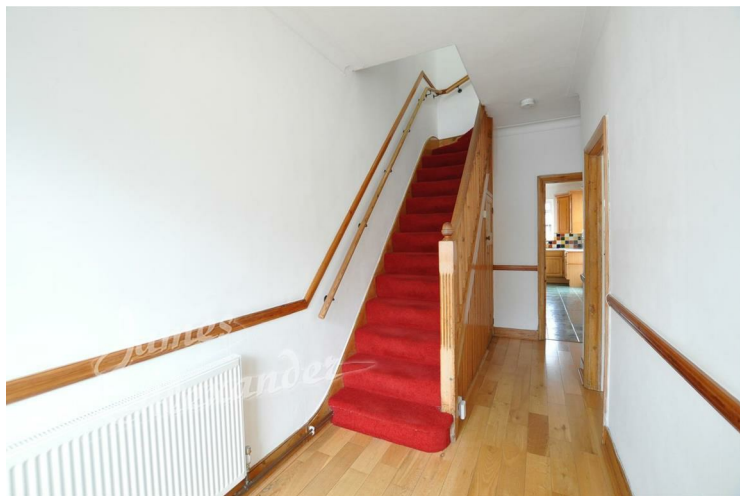
Front



Reception 2 13'5" x 11'5" (4.10 x 3.50)



Hall



Kitchen 18'8" x 7'6" (5.70 x 2.30)



Reception 1 16'4" x 13'1" (5.00 x 4.00)



Conservatory 9'6" x 8'2" (2.90 x 2.50)



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Bedroom 1 15'5" x 12'1" (4.70 x 3.70)



Bathroom 8'10" x 5'10" (2.70 x 1.80)



Bedroom 2 13'5" x 12'9" (4.10 x 3.90)



Garden 43'3" x 19'8" (13.20 x 6)



Bedroom 3 8'10" x 6'6" (2.70 x 2.00)



Buyers Guide





TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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 Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

