



## 40 Elder Road

London, SE27 9ND

**Asking Price £575,000**

Galloways are delighted to present this charming Victorian terraced house on Elder Road, in the highly sought-after area of West Norwood, SE27. This beautifully presented home offers a perfect blend of modern living with timeless Victorian character.

Upon entering, you are greeted by a bright and welcoming reception room that flows seamlessly into the dining area, creating a versatile space for both relaxing and entertaining. The property also benefits from a downstairs WC and utility area, along with a spacious kitchen-diner that is flooded with natural light, making it the true heart of the home. Upstairs, there are two generously sized double bedrooms and a stylish family bathroom, offering ample space for comfortable living.

One of the key highlights is the rear kitchen extension, which opens onto a delightful garden – perfect for enjoying a morning coffee, relaxing in the sunshine, or hosting summer gatherings with friends and family.

The location is equally appealing. West Norwood station is just 0.5 miles away, offering excellent links into central London, while Norwood Park is only a one-minute walk, ideal for leisurely strolls and outdoor activities. Residents will also enjoy close proximity to a wide range of local amenities, including independent shops, cafes, and restaurants. The property is situated within the catchment area for several well-regarded schools, making it an excellent choice for families.

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

if you wish to arrange a viewing appointment for this property or  
for further information

- A CHARMING VICTORIAN TERRACED HOUSE
- TWO BEDROOMS
- SPACIOUS MODERN FITTED KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- ATTRACTIVE REAR GARDEN
- LOTS OF NATURAL LIGHT
- WITHIN CATCHMENT OF WELL-REGARDED LOCAL SCHOOLS AND CLOSE TO AMENITIES
- JUST 1 MINUTE'S WALK FROM NORWOOD PARK AND GREEN OPEN SPACES
- ONLY 0.5 MILES TO WEST NORWOOD TRAIN STATION WITH DIRECT LINKS INTO LONDON
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)



2



1

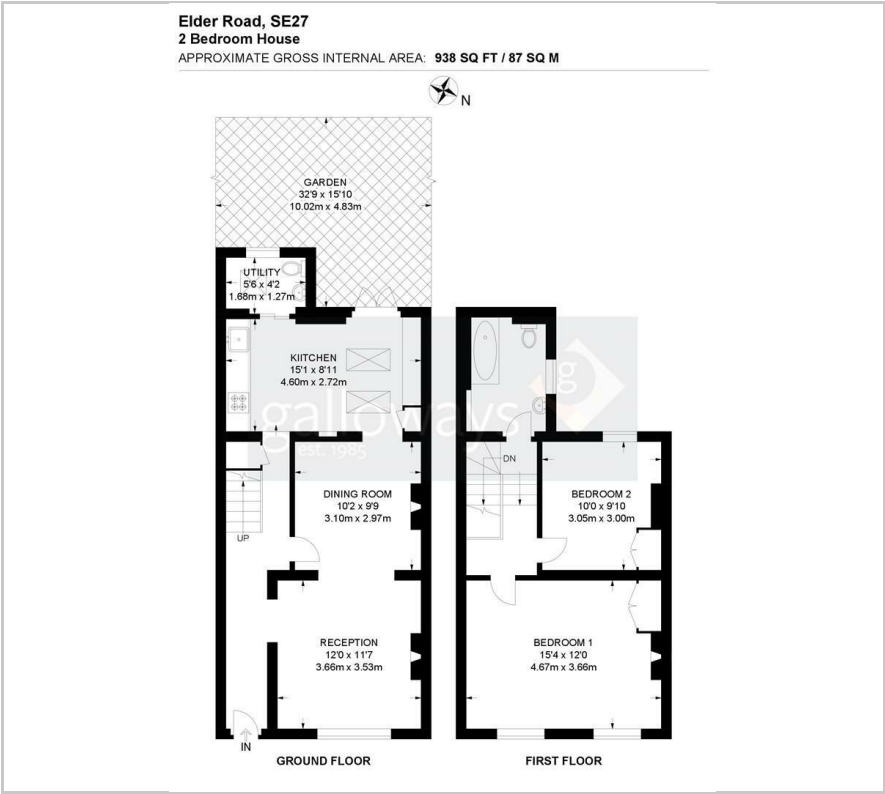


2



E

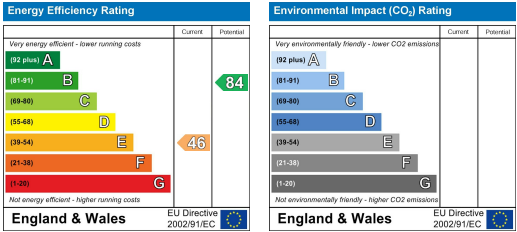
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.