



## 44 Elder Road

London, SE27 9ND

**Asking Price £600,000**

Galloways are delighted to present to the market this charming Victorian terraced house located on Elder Road in the sought-after area of West Norwood, SE27. This beautifully refurbished property boasts a stunning interior that has been renovated to an incredible standard throughout, offering a perfect blend of modern amenities while retaining its Victorian charm.

As you step inside, you are greeted by a spacious open-plan reception/dining room, a separate kitchen, three cosy bedrooms, and a stylish bathroom, providing ample space for comfortable living. The property is flooded with natural light, creating a warm and inviting atmosphere in every room.

One of the highlights of this home is the charming rear garden, perfect for enjoying a morning coffee or hosting summer gatherings with friends and family. Additionally, the property features many original Victorian features, adding character and elegance to the space.

Conveniently located just 0.5 miles away from West Norwood train station, commuting is a breeze for residents. Furthermore, being only a 1-minute walk from Norwood Park, you can easily enjoy leisurely strolls in the green surroundings.

This property is within easy reach of a fantastic array of local amenities, including shops, cafes, and restaurants, making daily errands a simple task. Moreover, being within the catchment area of some great local schools, it is an ideal choice.

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

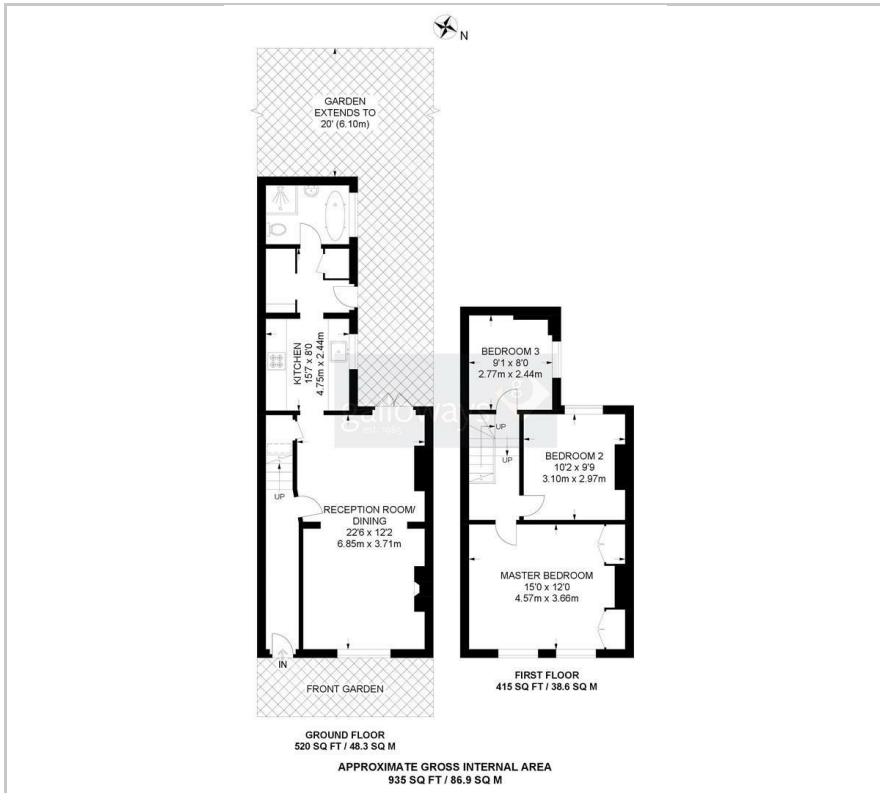
if you wish to arrange a viewing appointment for this property or

visit our website for further information

- A STUNNING VICTORIAN TERRACED HOUSE
- THREE BEDROOMS
- SPACIOUS THROUGH RECEPTION ROOM
- BEAUTIFUL VICTORIAN FEATURES
- CHARMING REAR GARDEN
- REBFRUBISHED TO AN EXCELLENT CONDITION THROUGHOUT
- DOUBLE GLAZED WINDOWS
- CENTRAL HEATING
- 0.5 MILES FROM WEST NORWOOD STATION
- (DISTANCES ESTIMATED BY GOOGLE MAPS)



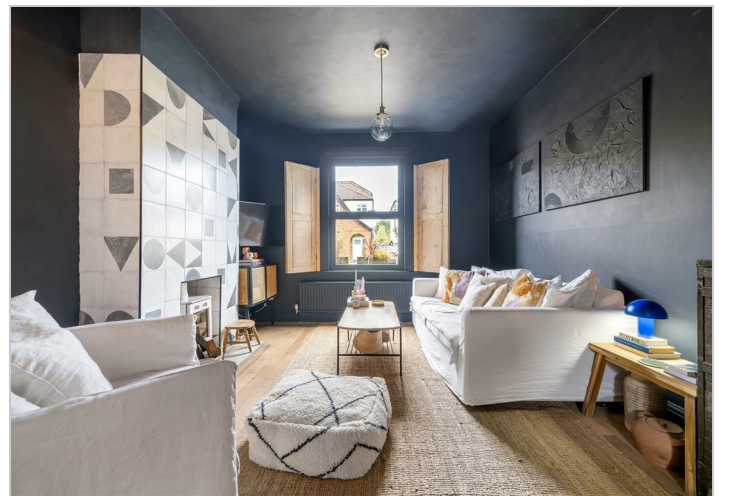
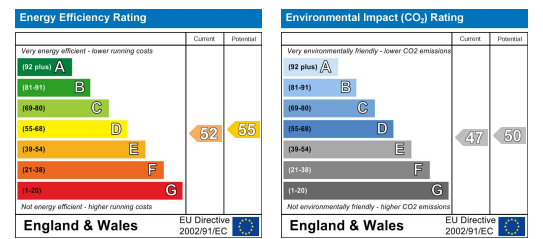
## Floor Plan



## Area Map



## Energy Efficiency Graph



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