

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Roxburgh Road, London, SE27 0LE

Fantastic 1930's House

Four Bedrooms

Two Reception Rooms

Study/Office

Well Maintained Rear Garden

Off Street Parking

£925,000 Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This stunning 1930's semi detached house located on the ever popular Roxburgh Road, comprising of an impressive entrance hall, main front reception, dining room, fully fitted kitchen, study, cloakroom, four bedrooms, family bathroom and separate toilet. Other benefits include gas central heating, double glazed windows, off street parking and a well maintained private rear garden

This property demands your full attention, viewings highly recommended

Roxburgh Road, SE27

Approximate Gross Internal Area = 143.0 sq m / 1539 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1332710)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	79

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



Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

EPC Rating: D
Council Tax Band: E

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