



**4 Bed
House - Mid
Terrace
Grasmere Road**

**Offers over
£595,000
Freehold**

- Four bedrooms
- Reception room
- Spacious modern open plan diner and kitchen with integrated appliances
- Two convenient shower rooms
- Upvc double glazing
- Gas central heating
- Large garden hut with power
- Convenient to tramlink services bus routes and Norwood junction railway/Overground station
- Close to the popular south norwood country park



Grasmere Road
South Norwood
London
SE25 4RQ

Offers over £600,000. Situated on Grasmere Road in the Country Park area of South Norwood, this delightful mid-terrace house presents an exceptional opportunity for family living. Built in 1900, the property spans an impressive 872 square feet and beautifully marries original features with modern comforts.

Upon entering, you are greeted by an inviting reception room that exude warmth and character, perfect for both relaxation and entertaining. The heart of the home is a spacious kitchen and dining area, thoughtfully designed to cater to contemporary living while maintaining a sense of charm. With four well-proportioned bedrooms, there is ample space for every family member to enjoy their own sanctuary.

The property boasts two bathrooms, designed with practicality in mind, ensuring convenience during busy mornings. Additionally, the inclusion of UPVC double glazing and gas central heating guarantees a warm and energy-efficient environment throughout the year.

Outside, the generous garden hut, equipped with power and light, offers a versatile space that can serve as a workshop, studio, or additional storage. The outdoor area is ideal for enjoying the fresh air and hosting gatherings with friends and family.

Entrance

Hard wood front door.

Entrance Hall

Radiator. Coved ceiling. Picture rail. Laminate flooring.

Shower room /wet room

Double walk - in shower cubicle with rain fall shower. Vanity wash hand basin. Low level WC. Fully tiled walls and flooring. Radiator.

Reception room

13'7 x 11'3

UPVC double glazed bay window to front with shutters. Feature fireplace. Radiator. Coved ceiling. Wood flooring.

Reception / kitchen

38'7 14'6

Roof lantern. Storage cupboard. Range of wall and base units with marble effect work surfaces over. Built-in oven, hob and extractor hood. Built-in dishwasher. Recess spotlights. Stainless style single drainer sink unit with mixer tap. Space for fridge freezer. Ceramic tiled flooring. Radiator. Bi-fold doors to garden.

Landing

Stairs to bedroom two. Wood flooring. Carpet as laid. UPVC sliding double glazed door to Juliet balcony.

Bedroom One

14'6 x 10'7

UPVC double glazed window to front. Radiator, Carpet as laid. Coved ceiling.

Bedroom Two

13'9 x 12'6

Two Velux windows. Radiator. Storage areas. Wood flooring.

Bedroom Three

11'10 x 8'7

UPVC double glazed window to rear. Carpet as laid. Radiator. Coved ceiling.

Bedroom Four

9'3 x 8'8

UPVC double glazed window to rear. Wall radiator. Carpet as laid. Coved ceiling.

Shower room

UPVC double glazed window to rear. Shower cubicle with rain fall shower. Vanity wash hand basin. Low level WC. Heated towel rail. Extractor fan. Tiled walls and flooring.

Garden

25ft

Rear garden. Decked area then laid to lawn. Garden hut /studio with power and lighting.

Tenure

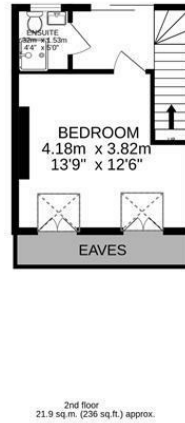
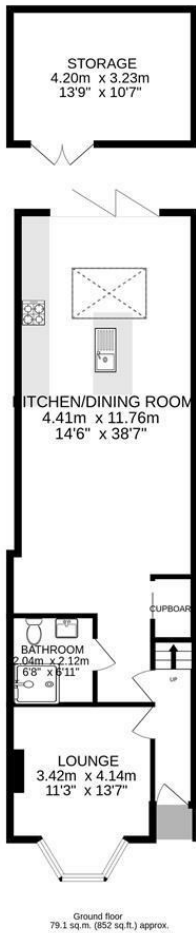
"We are advised by the vendor(s)n that the tenure is Freehold".

Authority

London borough of Croydon Band D £2599.91







TOTAL FLOOR AREA : 138.1 sq.m. (1486 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		74	
(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	



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