



Oliver Avenue, London SE25 6TY

welcome to

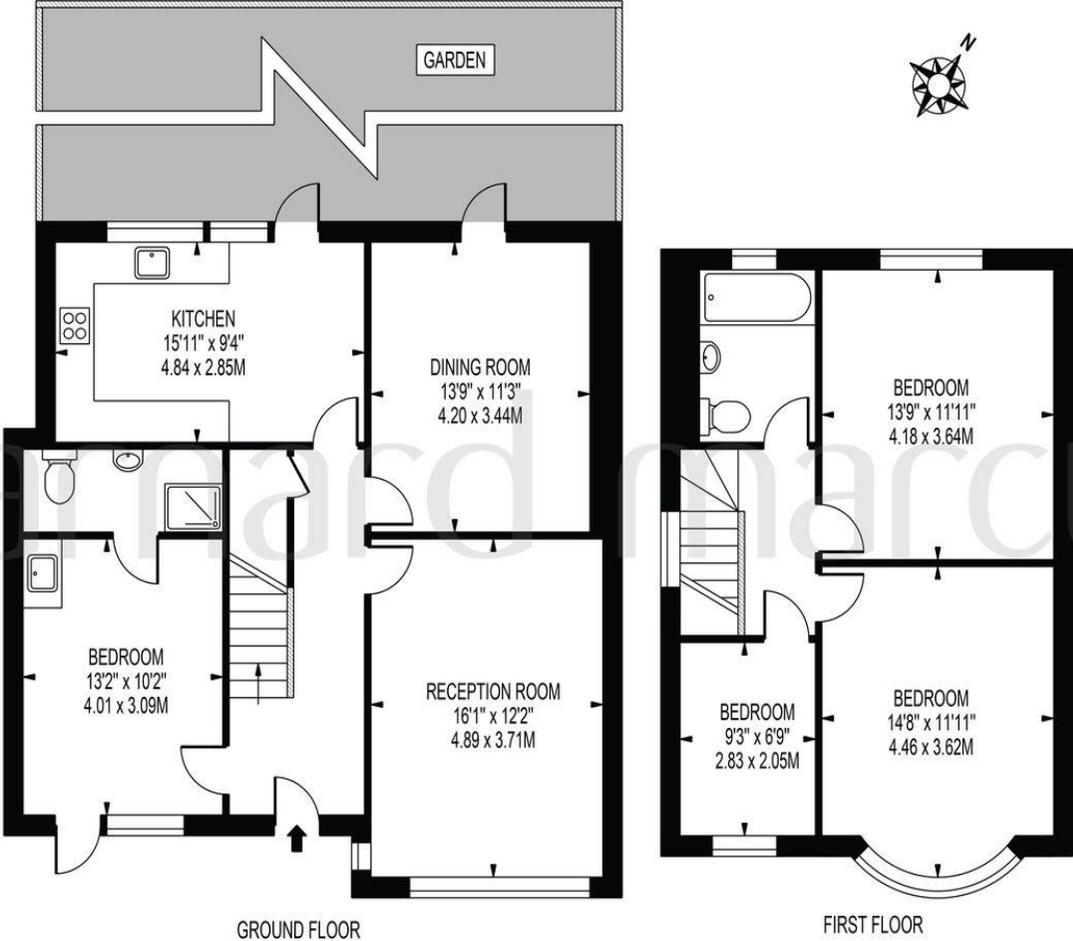
Oliver Avenue, London

Located on Oliver Avenue, this spacious home offers versatile accommodation across two floors, with a generous internal area of approximately 1,328 sq. ft. The ground floor features a bright front reception room, a separate dining room, and a large kitchen with direct access to the garden. A ground-floor bedroom adds flexibility for guests or home working. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a private rear garden, and to the front, there is a driveway providing off-street parking for two cars. Oliver Avenue is a quiet residential street in South Norwood, approximately a 6 minutes walk to Norwood Junction Station for fast links to London Bridge, Victoria, and the Overground. Local bus routes make commuting easy. Families will find several good schools nearby, while South Norwood Country Park and Grangewood Park offer green spaces for leisure. Shops, cafés, and everyday amenities are all within easy reach.



OLIVER AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1328 SQ FT - 123.36 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

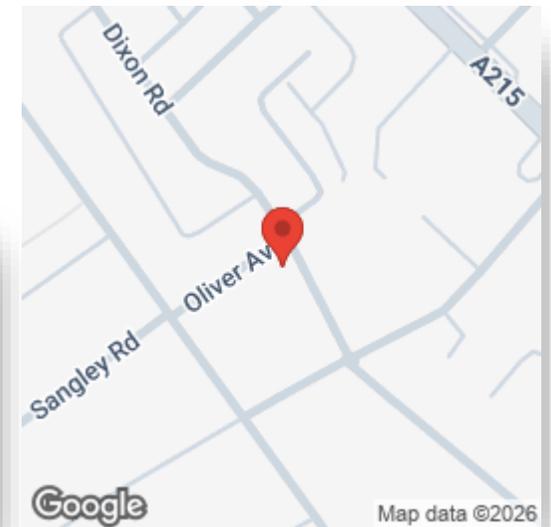
welcome to

Oliver Avenue, London

- Four Bedrooms
- Two Reception Rooms
- Large Kitchen
- Quiet Residential Location
- Near Parks & Schools
- Driveway for two cars
- Walking distance to Norwood Junction Train Station

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£650,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114536



Property Ref:
THH114536 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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