Percy Road, South Norwood

Offers In Excess Of £485,000

3 2 1 C

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Property Summary

Propertyworld is delighted to present this quaint and charming, period style, terraced, Victorian house. Boasting three bedrooms, the property is perfectly positioned on the highly sought-after Percy Road, just moments from Norwood Junction station with its fast and frequent connections into central London. Immaculately presented throughout, this charming home combines period character with modern upgrades, creating a stylish, yet cosy feel.

All of the rooms blend well, as by the exposed floorboards upon entrance, offering a welcoming through reception, gently flowing from front to rear.

The lounge area is stunning and defined by the elegant feature fireplace, surround recess and further complimented by the beautifully fitted plantation shutters.
From there, sits a an open plan dining area into kitchen, which boasts a range of fitted shaker units and butchers-block worktops, perfect for food prep.

Upstairs, the property boasts two genuine double bedrooms, each tastefully decorated, alongside a white, three piece suite and a fitted shower screen for modern day living. Best of all, there is a master bedroom on the upper floor, with range of integral wardrobes , including an ensuite shower room - creating the wow factor!

Outside to the rear there is a well maintained lawned and decked patio garden, providing a peaceful retreat. However, the real bonus is the Summer House, powered and ready - its the perfect home office, albeit workshop, or gym.

Additional benefits include full double glazing throughout, gas central heated and no onward chain, thus this home is ready for immediate residency - call now to avoid disappointment!

Penge Sales
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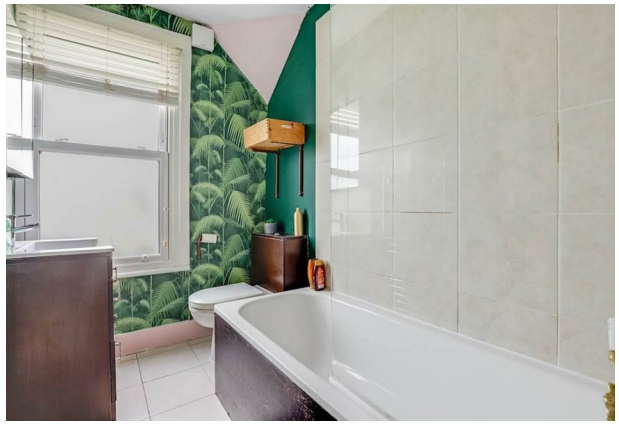
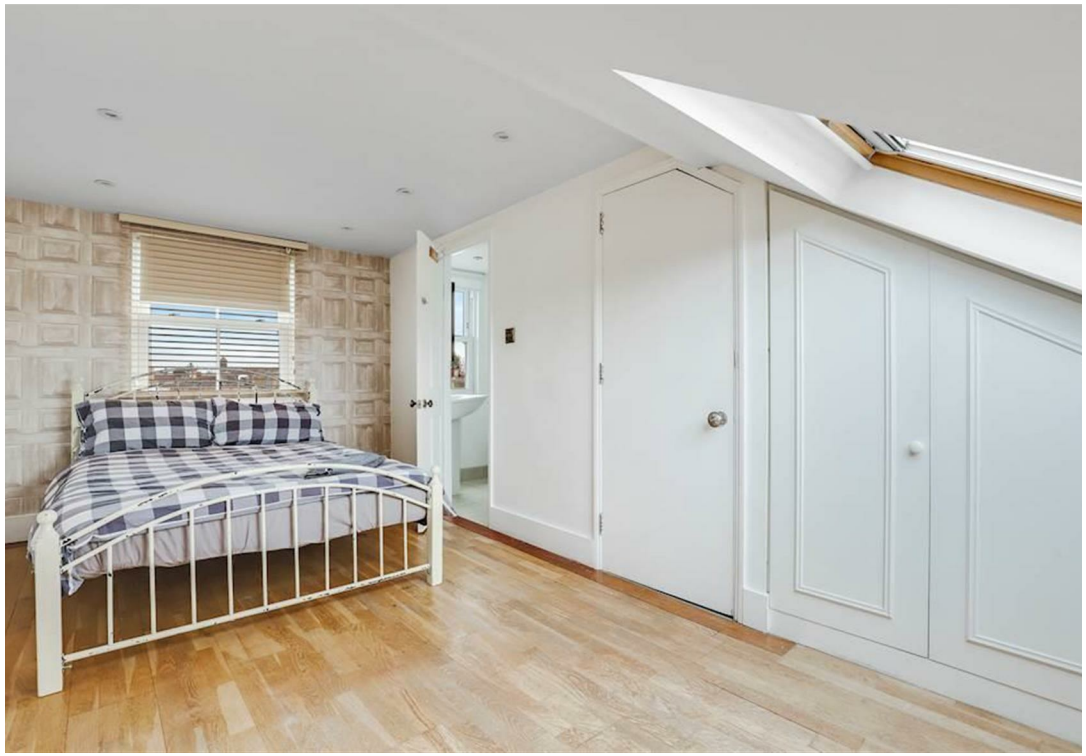
Property Summary

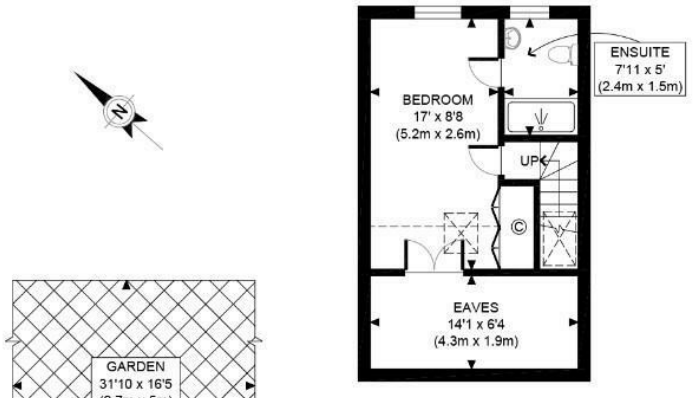
- Three bedrooms
- Cottage style House
- Well presented throughout
- Master bedroom with en-suite
- Open plan living
- No onward chain
- Close to Norwood Junction Rail Stn and all amenities
- Freehold tenure
- Council tax band C
- Epc rated C

Our Vendor Loves...

The house itself was perfect for our needs. The garden is big enough to grow some veg and flowers and small enough to be easy to maintain. The summer house having electricity made it a great additional space for an office. We love the period features of the house. The chimney has not been closed off so a wood burner could easily be installed. We also put in double glazed sash windows and plantation shutters to remain in keeping with the London brick facade.
Even though the house is only 6 minutes from the station (and therefore 12 mins to London Bridge) Percy Road remains a quiet street with nice neighbours and very little traffic, there's even a Whatsapp group with our neighbours for sharing info. Also, being so near South Norwood Country Park, it's a gem for dogwalking, park run and cycling. You can also reach the beautiful countryside of Surrey and Kent easily.

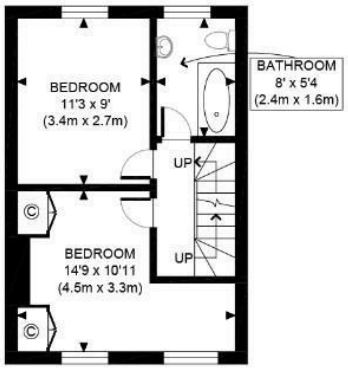






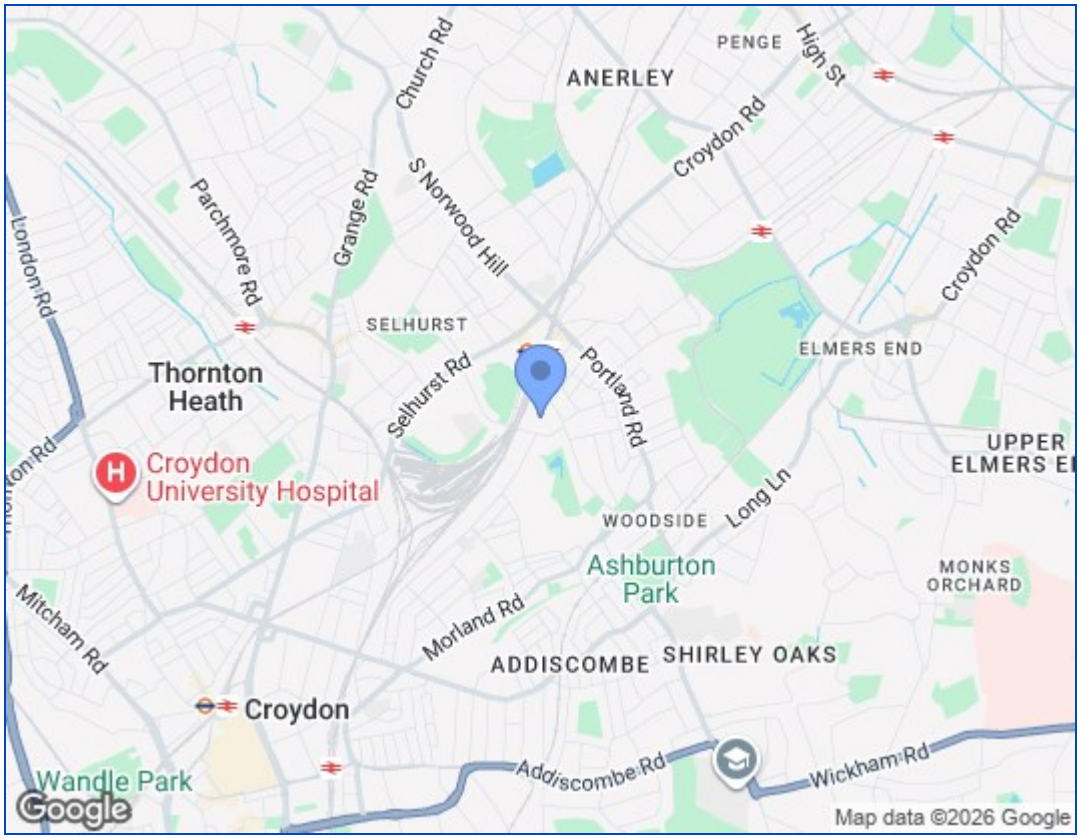
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 334 SQ FT
FLOOR AREA WITHOUT EAVES 239 SQ FT

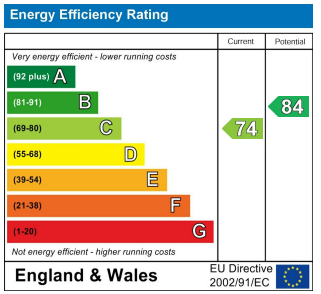
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 331 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 333 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 998 SQ FT / 93 SQM **APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 903 SQ FT / 84 SQM** Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Percy road date: 03/04/26 photoplan





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