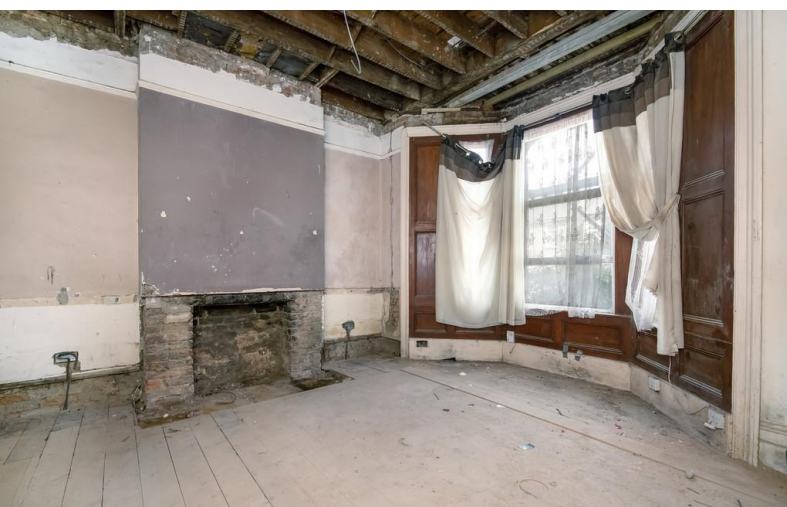


SOLD STC



Birchanger Road, South Norwood

4 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Region Of £475,000



Birchanger Road, South

Norwood

4 Bedrooms, 1 Bathroom

Offers In Region Of £475,000

- Great House with Potential
- Cash Buyers Only
- Full Modernisation Required
- 4/5 Bedrooms
- Planning Consent for Two Flats

We are excited to present to you a stunning 4-bedroom mid-terrace house with huge potential, located in a desirable location. This property is perfect for cash buyers or those looking for a chain-free option.

One of the standout features of this property is its spaciousness, with generously sized bedrooms. The property boasts a large garden, perfect for outdoor activities, gardening, or simply relaxing in the sun. Additionally, off-street parking is available, providing convenient and secure parking options for you and your family.

The location of this property is truly desirable, with excellent transport links, amenities, and schools in close proximity. This makes it an ideal choice for families, professionals, or anyone looking for a convenient and well-connected location to call home.

What sets this property apart is its potential. Whether you are looking to put your own stamp on a home or invest in a property with excellent resale value, this house offers endless possibilities. With some creative vision and a little TLC, you can transform this property into your dream home.

The property also benefits from planning consent granted for conversion into two flats:

"Conversion of single dwelling into separate units with proposed amenity area to the rear to both proposed properties, and alterations, including the demolition and erection of single storey rear extension, construction of roof light in the front roof slope and construction of external stair case at the rear with treatment/screening. 90 Birchanger Road South Norwood London SE25 5BG

Ref. No: 20/03735/FUL | Received: Wed 19 Aug 2020 | Validated: Mon 24 Aug 2020 | Status: Decided"





If you're a cash buyer or looking for a chain-free option, this property is a fantastic opportunity for you. Don't miss out on this gem! Call us NOW!



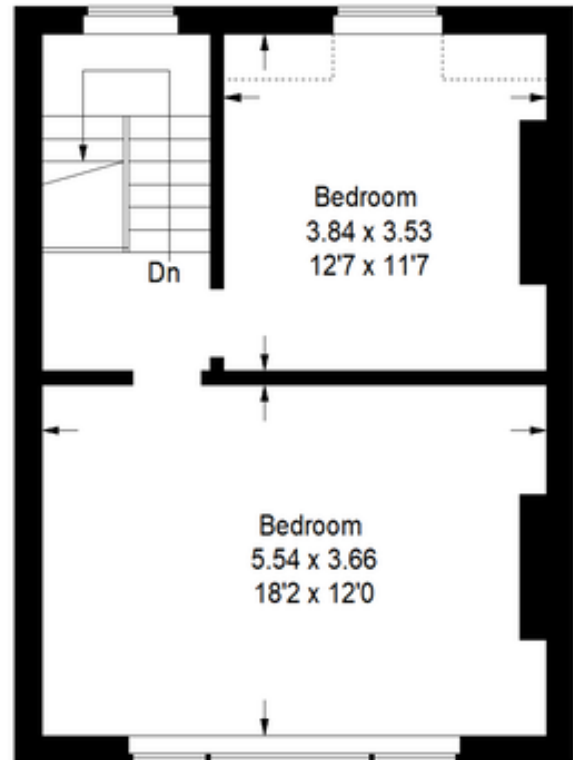
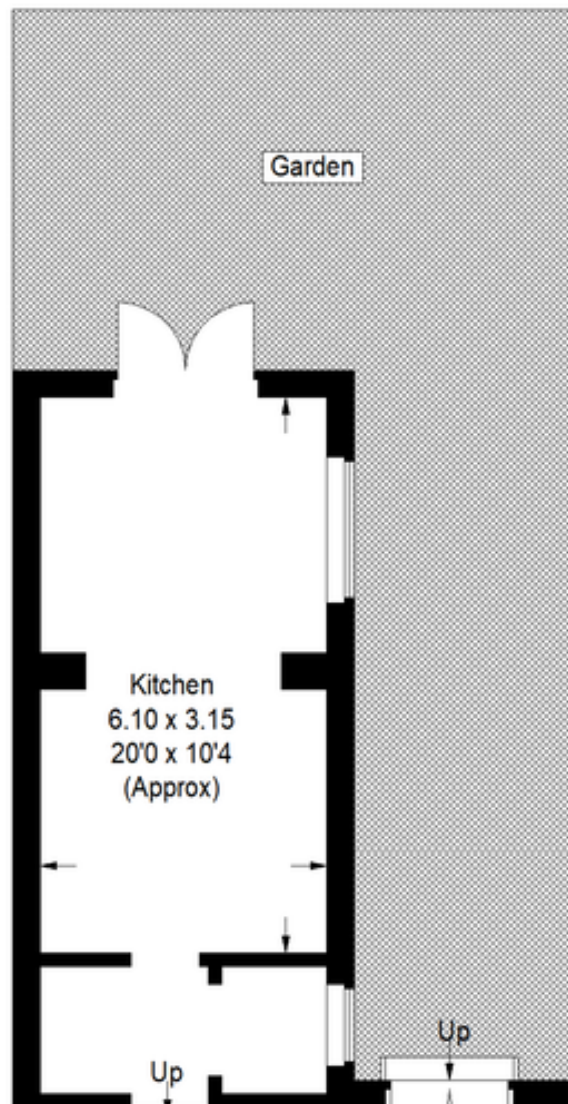


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		

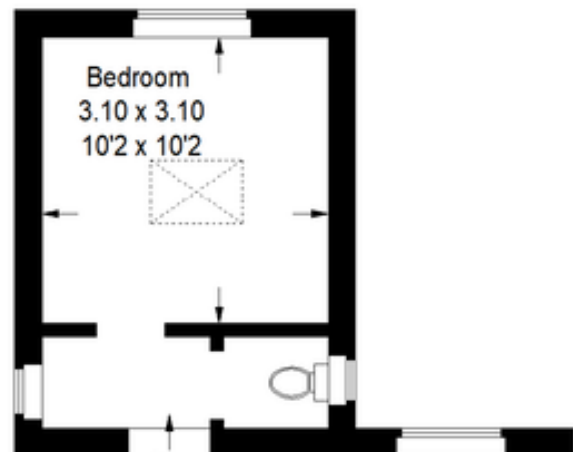


Birchanger Road, SE25

Approximate Gross Internal Area
Ground Floor = 69.9 sq m / 752 sq ft
First Floor = 57.2 sq m / 616 sq ft
Second Floor = 42.7 sq m / 460 sq ft
Total = 169.8 sq m / 1828 sq ft



Second Floor



Martin & Co Croydon

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0208 688 8565
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.