

FREEHOLD



Semi Detached House
**BIRCHANGER ROAD,
SOUTH NORWOOD,
LONDON,
SE25 5BG**

£725,000

FEATURES

5 Double Bedroom Semi Detached House

Two Reception Rooms

Shower Room and Bathroom

Gas Central Heating

Double Garage - 45 SQM

Freehold

Council Tax Band F

EPC Rating D

Previously rented out as a HMO

Potential for conversion into Flats S.T.P.P.



5 Bedroom Semi Detached House located in South Norwood

Spacious 5 Double Bedroom Semi Detached House with Double Garage. Situated within easy reach of Norwood Junction Overground, Brickfield Meadow, Tesco Express, Sainsburys Local and The Country Park. Features; Two reception rooms, Two kitchens, Utility room, Ground floor shower room, First floor bathroom, Five double bedrooms, Gas central heating, Double glazed windows, Rear garden and Double garage which is 45sqm. Council Tax Band F. EPC Rating D. Previously rented out as a HMO. Potential for conversion into Flats S.T.P.P. View Now!

ENTRANCE HALLWAY

RECEPTION ROOM 1 15' 7" x 14' 10" (4.75m x 4.53m)

RECEPTION ROOM 2 12' 5" x 12' 7" (3.80m x 3.86m)

KITCHEN 1 10' 7" x 10' 0" (3.24m x 3.07m)

KITCHEN 2 8' 2" x 10' 0" (2.51m x 3.07m)

UTILITY ROOM

SHOWER ROOM

FIRST FLOOR LANDING

BATHROOM

BEDROOM 1 16' 3" x 18' 7" (4.97m x 5.67m)

BEDROOM 2 12' 10" x 12' 11" (3.92m x 3.94m)

BEDROOM 3 9' 3" x 10' 3" (2.82m x 3.13m)

SECOND FLOOR HALF LANDING

BEDROOM 4 17' 9" x 10' 4" (5.42m x 3.16m)

SECOND FLOOR LANDING

BEDROOM 5 15' 1" x 17' 7" (4.6m x 5.36m narrowing to 3.54m (11' 7"))

FRONT GARDEN

REAR GARDEN

DOUBLE GARAGE 21' 0" x 23' 1" (6.42m x 7.04m)

The garage is 45 square meters



BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: F

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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