

FREEHOLD



Town House
**PITTVILLE GARDENS,
SOUTH NORWOOD,
LONDON,
SE25 4DJ**

Asking Price Of
£495,000

FEATURES

- Spacious family home
- Three bedrooms
- Gas central heating
- Garage plus off road parking
- Family bathroom plus cloakroom
- Generous kitchen / dining room
- Needs some decorating
- EPC Rating C
- Council Tax Band E



3 Bedroom Town House located in South Norwood

SPACIOUS, SPLIT LEVEL TOWN HOUSE located in a sought after Cul de Sac close to Norwood Lake and parkland. Norwood Junction Overground station is also within easy reach as is Harris Academy school. There is also the 410 bus that takes you to Crystal Palace with its shops and cafes or East Croydon and beyond. This property is on multi levels, has a generous sized kitchen diner, cloakroom, garden to front and rear plus integral garage to front. This is a must view - keys held.

Norwood Lake and parkland is within reach giving wonderful open spaces plus there is a pathway that takes you round the lake - excellent exercise opportunity or just sit and watch the world go by. This property being close to many schools would be ideal for any family!

HALLWAY External cupboard. Cloakroom, cupboard, stairs to;

LOUNGE 15' 11" x 12' 0" (4.87m x 3.67m) Double glazed, doors to garden. Range of cupboards and shelves.

BEDROOM 15' 10" x 11' 11" (4.84m x 3.65m)
Cupboards, windows overlooking rear garden.

KITCHEN DINER 18' 3" x 9' 8" (5.57m x 2.96m) Range of cupboards with worktop, seating area.

BATHROOM 7' 11" x 5' 10" (2.43m x 1.79m) Bath, WC plus hand basin.

BEDROOM 8' 0" x 11' 11" (2.44m x 3.64m) Window, cupboard area.

BEDROOM 7' 7" x 9' 0" (2.32m x 2.75m) Window, cupboard.

GARAGE With up and over door.

OFF STREET PARKING TO FRONT

REAR GARDEN Low maintenance.

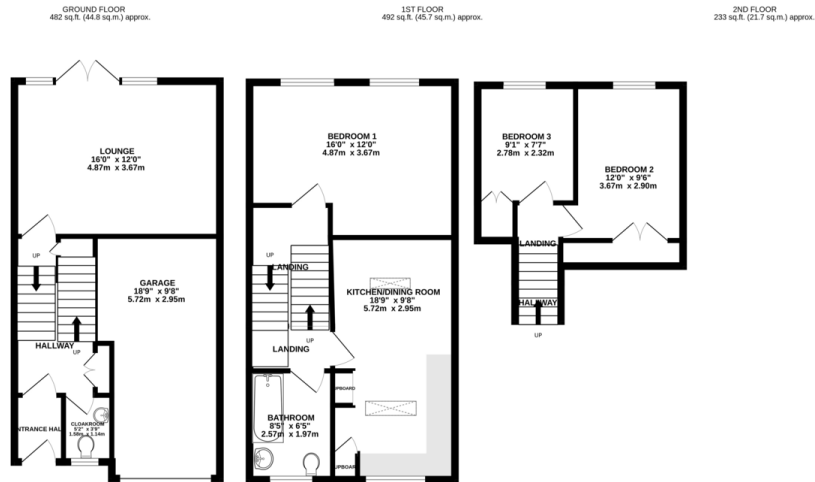
LOCAL AMENITIES. Harris Academy is located within reach.

Norwood Junction Station serves the area.

There are many shops and cafes on the busy SE25 High Street.



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



TOTAL FLOOR AREA: 1207 sq.ft. (112.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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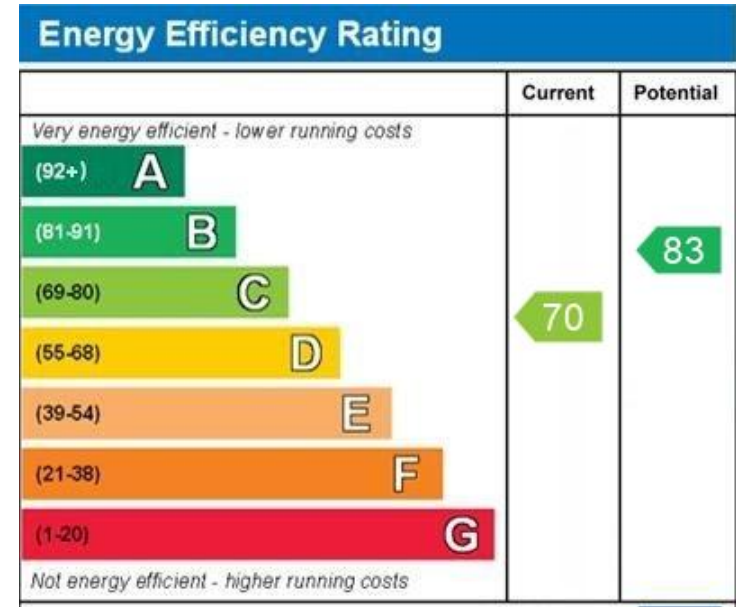
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Council Tax Band: E



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.