



Broxholm Road, SE27
Guide £685,000 - £725,000

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In general

- Three bedrooms
- Two receptions
- Fitted kitchen
- Modern bathroom
- Low maintenance garden
- Well presented throughout
- Great transport links
- Early viewing recommended

In detail

Offered to the market is this charming, well presented three bedroom home on the popular Broxholm Road, a tree-lined residential road in West Norwood SE27.

Nicely presented, bright and spacious home boasting over 1096 Sq. Ft of space. The house has been neutrally decorated by the current owners whilst retaining many original features.

The property comprises of three bedrooms, two spacious reception rooms, a fully fitted kitchen and a modern bathroom. This property also benefits of a low maintenance garden.

There is also scope for a loft conversion, subject to planning permission.

Broxholm Road is a tree-lined street conveniently located to the west of Norwood Road and offers access to the local independent shops, bars and amenities.

Good travel links to the city and central London from West Norwood station with regular services into both London Bridge and London Victoria as well as bus connections into the neighbouring Herne Hill, Dulwich and Brixton.

Early viewing recommended.

EPC: D | Council Tax Band: E



Floorplan

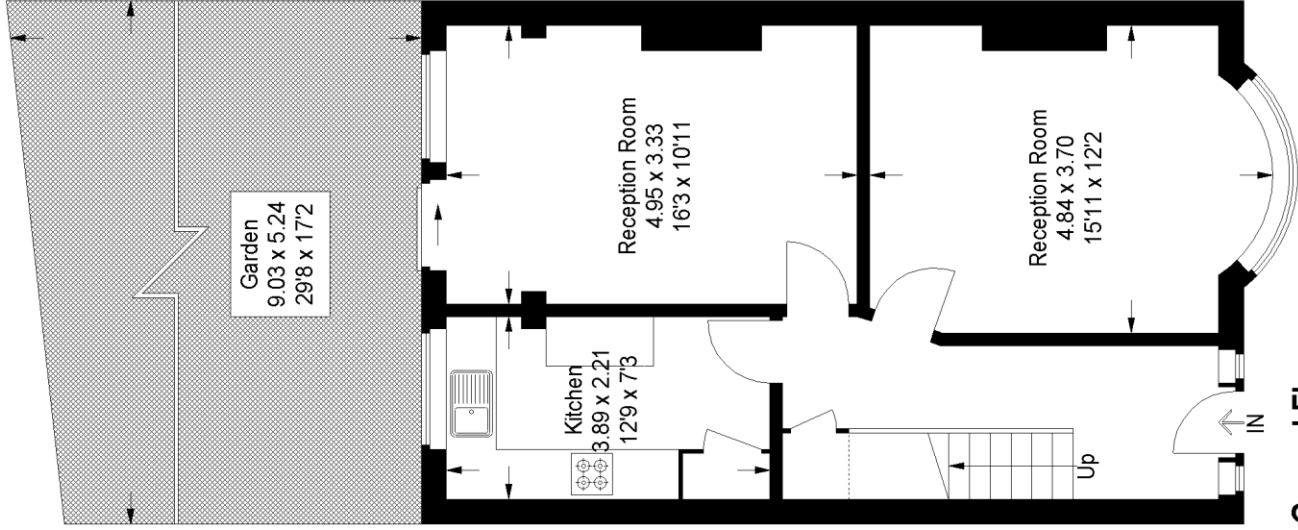
Broxholm Road, SE27

Approximate Gross Internal Area

Ground Floor = 64.5 sq m / 587 sq ft

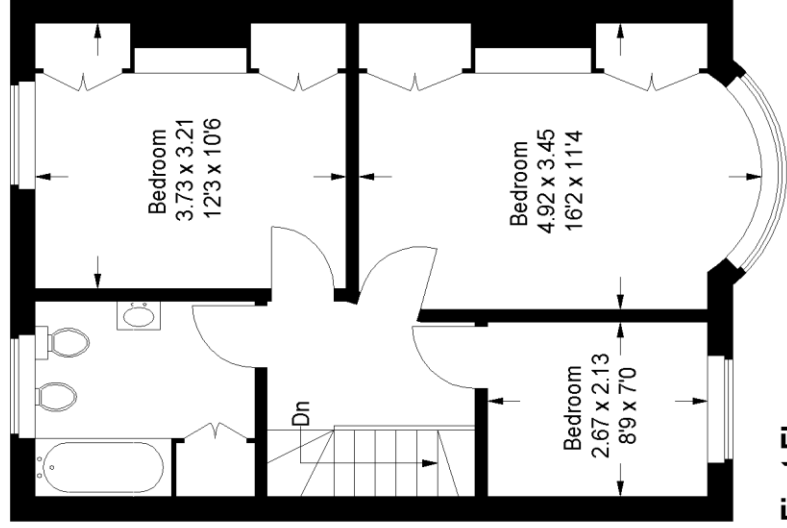
First Floor = 47.3 sq m / 509 sq ft

Total = 101.8 sq m / 1096 sq ft



Ground Floor

⊞ = Reduced Headroom Below 1.5 M / 5'0



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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