

Ladas Road, SE27 £545,000

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## In general

- Two double bedrooms
- Victorian cottage
- Quiet cul-de-sac
- Good transport links
- Ideal home to put your own stamp on

## In detail

A two bedroom Victorian cottage tucked away on a peaceful residential street, now available to purchase through Pedder.

The home exudes a vintage allure, providing a welcoming canvas for potential modern updates. The property offers a cosy reception room, a modern kitchen, and a separate dining area. On the first floor you will find the two double bedrooms, and the functional bathroom, which while serving its purpose, hints at the possibility of a contemporary upgrade. Further to this, there is scope to add a third bedroom in the loft, subject to planning permission and building regulations. To the rear of the property is the private garden, offering a tranquil space for personalization and relaxation.

Ideally located for the nearby shops, restaurants and amenities of Norwood High Street as well as good local schools and transport links into central London. West Norwood station (0.5 miles) offers regular services into London Bridge, London Victoria and West Croydon, this too is complemented by local bus routes connecting to neighbouring areas.

EPC: TBC | Council Tax Band: D



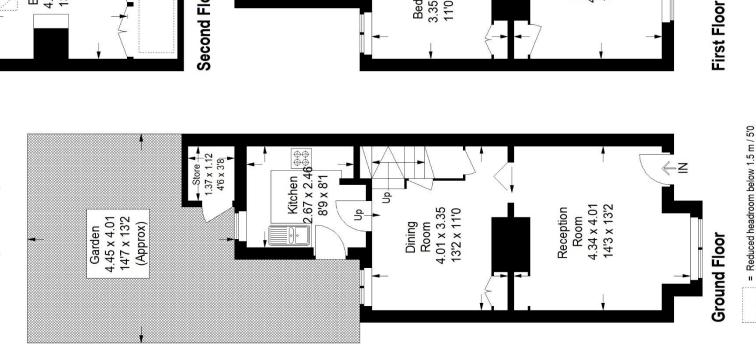


## Floorplan

## **SE27** -adas Road

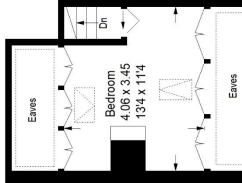
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Ground Floor = 38.3 sq m / 412 sq ft Approximate Gross Internal Area First Floor = 36.7 sq m / 395 sq ft Second Floor (Excluding Eaves) Total = 89.0 sq m / 958 sq ft 14.0 sq m / 151 sq ft (Excluding Store)



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Second Floor

