

FOR SALE

£600,000 Freehold



## 165 Ross Road, London, South Norwood, London. SE25 6TW

- 3 Good Size Bedrooms
- Loft Area/Room
- Fitted Kitchen/Diner
- Large Reception Room
- Fine Views
- Modern Bathroom
- Plenty Of Potential
- Popular Location
- Character Features
- No Onward Chain



**Kingsbury Property Services**  
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### PROPERTY DESCRIPTION

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Situated in a much favoured residential road with the protected parkland of Grange Park to the front and excellent views to the rear. Crystal Palace, Local shops, supermarkets, Norwood Junction & Thornton Heath train stations, bus routes and well regarded schools are all within easy reach. This three bedroom 1920's built terraced family house is offered in good condition throughout and benefits from a thoughtful use of the loft space, a large & contemporary fitted kitchen/diner with centre isle & a range cooker, a modern upstairs bathroom, cellar storage space, double glazing, gas central heating, character features, spacious rooms with plenty of natural light throughout. Immediate vacant possession. Must be seen !!



## ROOM DESCRIPTIONS

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### Front Garden

Flowerbeds, rose bush, steps down to:

### Double Glazed Storm Porch

Quarry tiled floor, light, original part stained glass front door to:

### Entrance Hall

Stained glass picture window, radiator cover, coved cornice, picture rail, phone point, power points, laminate flooring, stairs with ornate balustrade to first floor landing, original panel doors to:

### Lounge

15' 6" x 11' (4.72m x 3.35m)

Double glazed casement windows to front overlooking parkland, radiator, cast iron feature fireplace with tiled surround, matching fitted display cabinets with lighting, coved cornice, phone point, power points, laminate flooring.

### Kitchen/Diner

17' 1" x 13' 9" (5.21m x 4.19m)

Double glazed casement windows with fine views and overlooking rear garden, radiator, plenty of modern matching fitted wall and base units with laminate worktops, centre island with laminate worktop housing single drainer one and a half bowl stainless steel sink unit with mixer tap, range style stainless steel double oven with 5 gas hobs, air extractor, plumbing for washing machine, understairs cupboard housing consumer unit, downlighters, power points, laminate flooring, double glazed French doors to decking area and rear garden.

### First Floor Landing

Ornate balustrade, downlighter, smoke alarm, stairs to loft area, original panel doors to:

### Bedroom 2

13' 3" x 10' 6" (4.04m x 3.20m)

Double glazed casement window with fine views, radiator, wall to wall and floor to ceiling fitted wardrobes, coved cornice, power points.

### Bedroom 1

14' 11" x 10' 6" (4.55m x 3.20m)

Double glazed casement windows into splay bay overlooking parkland, double radiator, fitted wardrobes, shelf, power points.

### Bedroom 3

9' 7" x 6' 4" (2.92m x 1.93m)

Double glazed casement window to front overlooking parkland, radiator, power points.

### Large Bathroom

8' x 6' 4" (2.44m x 1.93m)

Frosted double glazed casement window to rear, half tiled walls, modern matching contemporary style white suite comprising panel bath with mixer tap, shower unit with rosehead and hand held shower, vanity unit housing wash hand basin with mixer tap, dual flush wc, air extractor, downlighters, coved cornice, ceramic tiled floor.

### Loft Area 1

22' 1" x 8' 4" (6.73m x 2.54m) into eaves

Double glazed Velux window, double radiator, downlighters, smoke alarm, ornate balustrade, power points, laminate flooring, door to:

### Loft Area 2

22' 1" x 8' 7" (6.73m x 2.62m) into eaves

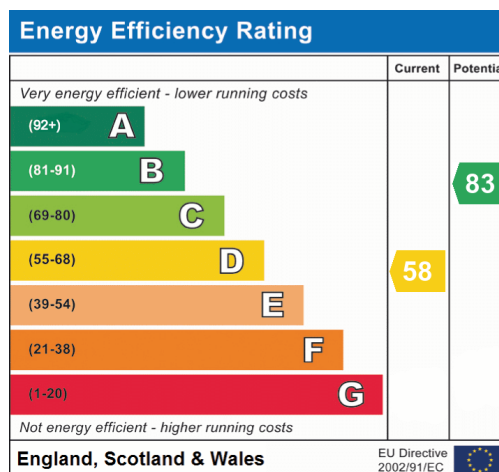
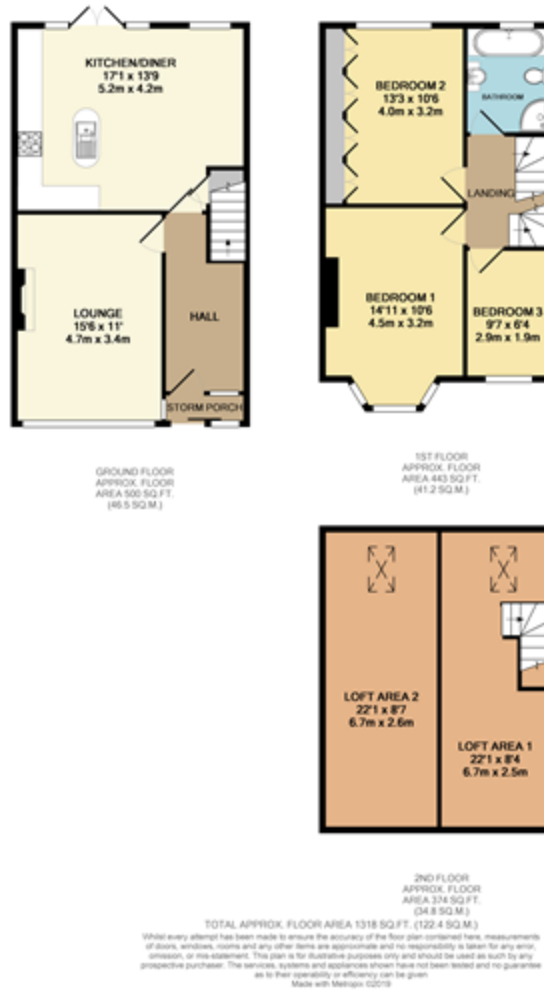
Double glazed Velux window, boarded.

### Terraced Garden

Approx. 45ft. Decking area, down to two tiered paved patio areas with brick built barbecue oven, steps down to grassed area and door to storage cellar.



# FLOORPLAN & EPC



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