



## Spa Hill, Upper Norwood, London, SE19 3TW

£625,000 Freehold

- Guide price £625,000 - £650,000
- Picturesque views from the balcony
- Private balcony with bi-folding doors
- Ground floor shower-room and upstairs bathroom
- A separate office/work from home space

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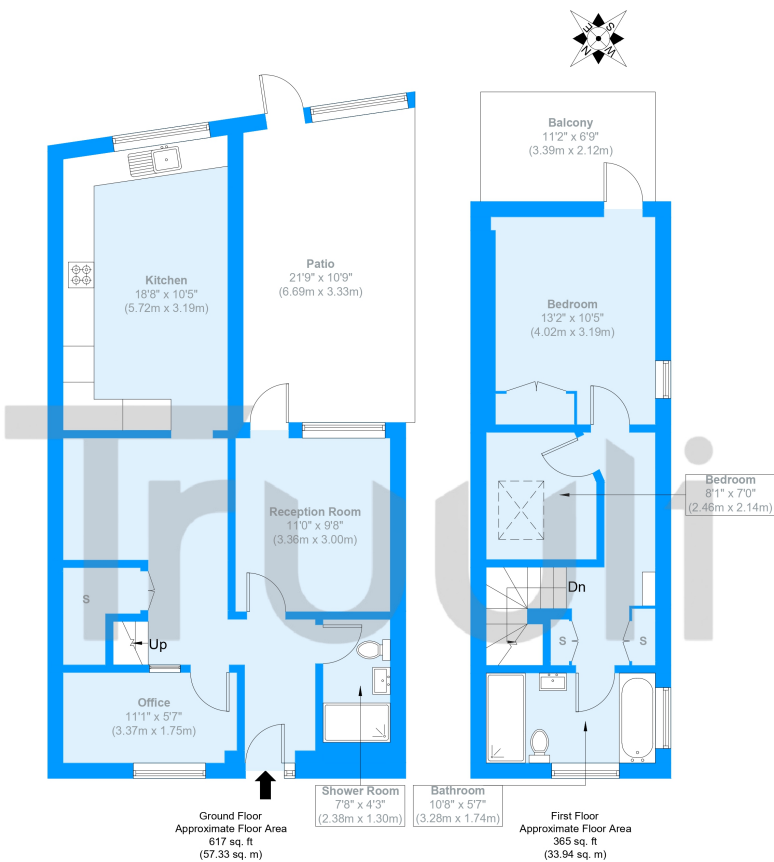
£625,000 Freehold

\*\*\* Guide price £625,000 - £650,000 \*\*\* \*\*\* Vendors comments \*\*\* "We fell in love with this home for its unique layout, especially the front office and spacious kitchen, as well as the abundance of natural light flooding in through the bi-fold doors both upstairs and down.

The stunning view of the fields and woods, along with the convenience of rear access, made it an easy decision. We've lived here for three years and have loved raising our two children in such a bright and welcoming space—the ground-floor bedroom has been perfect as a playroom.

However, with our growing family, we're now looking to move closer to my wife's family so our children can spend more time with their cousins and her mum, who lives alone."

Spa Hill



Approximate Gross Internal Area = 91.27 sq m / 982 sq ft  
Balcony = 7.19 sq m / 77 sq ft  
Total = 98.46 sq m / 1059 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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