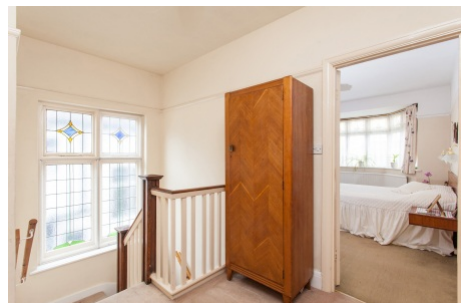


## Roxburgh Road, West Norwood SE27

Tenure: Freehold Borough: Lambeth

**£800,000**

- Four bedroom house
- Large South-facing garden

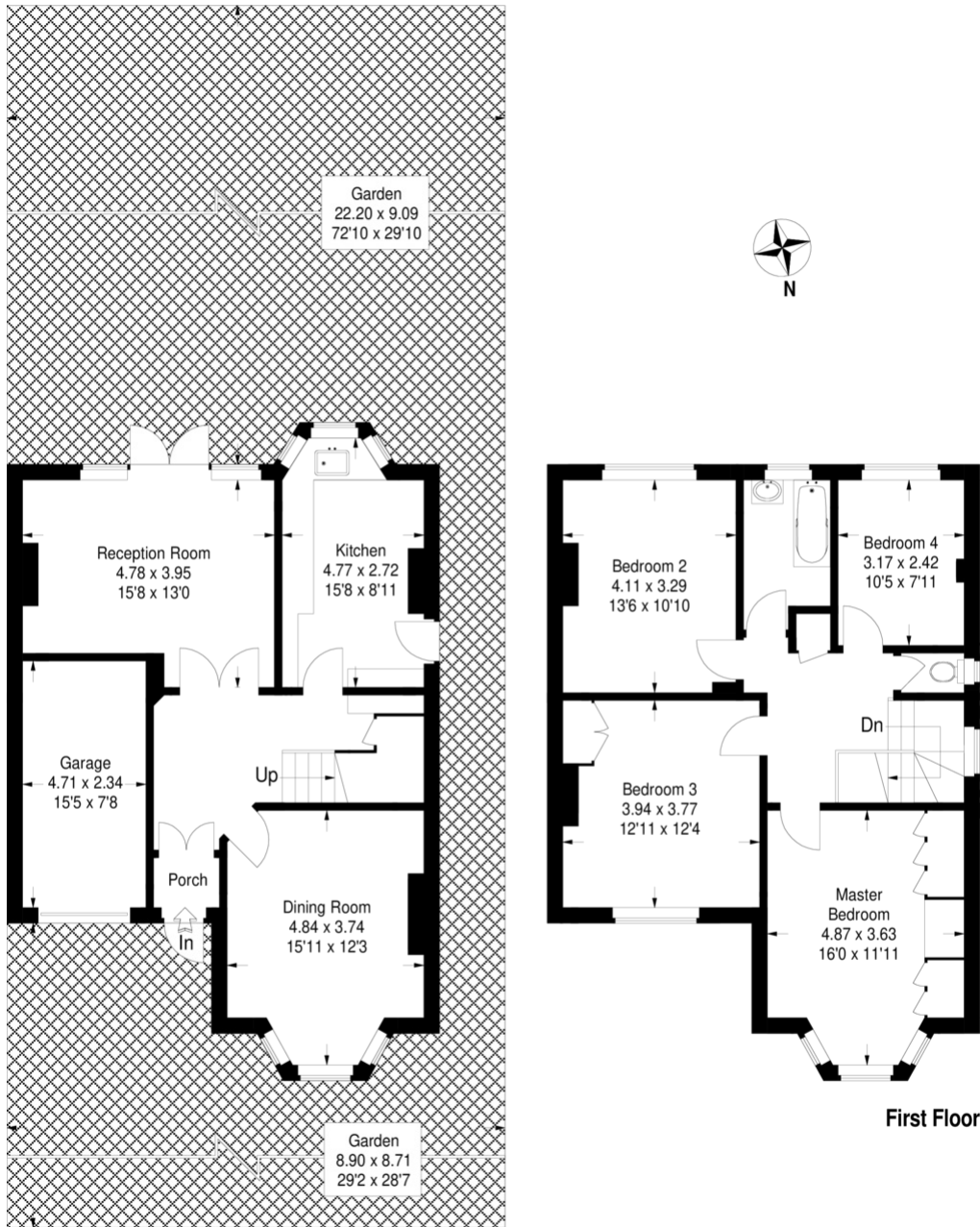


A truly wonderful house on this quiet side-street, a short walk from West Norwood Station. The four bedroom semi-detached 1920's house sits on the upper side of a small hill with a pleasant driveway leading to the house. There is also an attached garage forming part of the house with potential to convert to further internal accommodation if required.

On the ground floor are two receptions, the rear with doors leading to the large South-facing garden, and kitchen-diner. Upstairs are four bedrooms, bathroom and separate WC with a loft above. The house would benefit from some modernisation but would make a magnificent family home.

# Roxburgh Road

Approximate Gross Internal Area  
145.6 sq m / 1567 sq ft



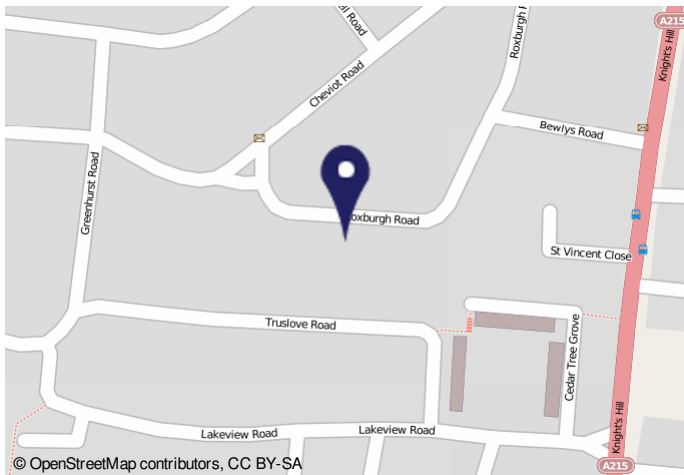
**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID292199)



### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.