galloways
est. 1985

Canterbury Grove

West Norwood, SE27 0PA

Price Guide £750,000

Galloways are delighted to present to the market this charming three-bedroom family home. The property is well presented throughout and offers three bedrooms and a family bathroom on the first floor, while the ground floor comprises a spacious separate reception room and an open-plan kitchen/dining area, which leads out onto a beautiful rear garden.

The property benefits from an abundance of natural light and is ready to move into, while also offering further scope to extend, subject to the necessary planning permissions and consents.

Ideally located in a highly sought-after residential area, the property is within walking distance of both Tulse Hill and West Norwood stations. Tulse Hill station provides direct services to London Bridge (approx. 15–20 minutes), Blackfriars (approx. 20 minutes) and St Pancras International (approx. 25–30 minutes), while West Norwood station offers direct services to London Victoria (approx. 25–30 minutes) and London Bridge (approx. 25–30 minutes), making it ideal for commuters.

West Norwood High Street is also nearby, offering a wide range of local amenities, cafés, independent shops, and essential services. The area is well regarded for its selection of highly rated primary and secondary schools, making it an excellent choice for families. In addition, there are a number of fantastic green open spaces close by, including Norwood Park and Brockwell Park, both offering excellent leisure and recreational facilities.

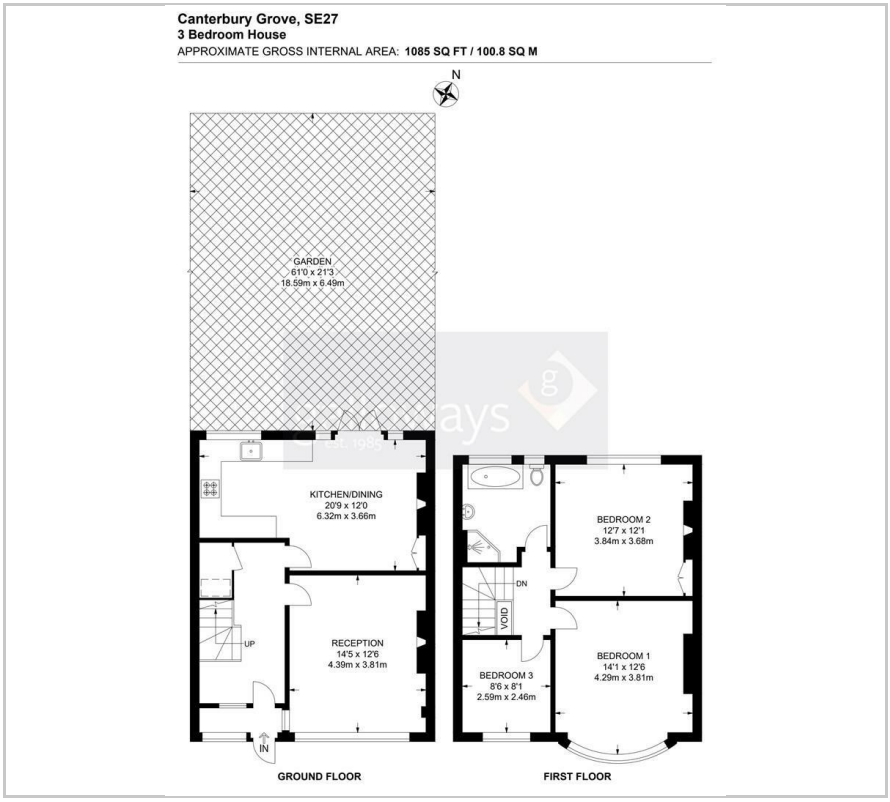
- PRICE GUIDE £750,000 - £775,000
- CHARMING THREE BEDROOM FAMILY HOME
- SEPARATE RECEPTION ROOM
- OPEN PLAN KITCHEN / DINING AREA
- DIRECT ACCESS TO BEAUTIFUL REAR GARDEN
- BRIGHT AND AIRY THROUGHOUT WITH PLENTY OF NATURAL LIGHT
- SCOPE TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- WALKING DISTANCE TO TULSE HILL AND WEST NORWOOD STATIONS
- EXCELLENT TRANSPORT LINKS INTO LONDON BRIDGE, VICTORIA AND ST PANCRAS
- CLOSE TO HIGHLY REGARDED SCHOOLS, LOCAL AMENITIES AND GREEN OPEN SPACES

Viewing

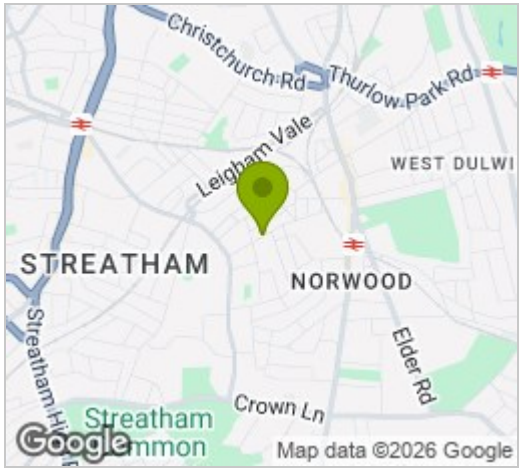
Please contact our Galloways West Norwood Office on 020 8766 6111
if you wish to arrange a viewing appointment for this property or require further information

3 1 2 C

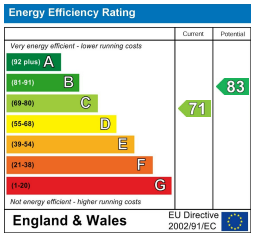
Floor Plan

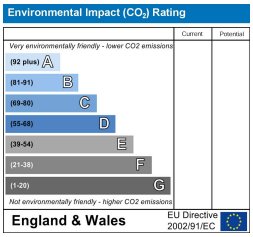


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

282 Norwood Road, West Norwood, London, SE27 9AJ
Tel: 020 8766 6111 **Email:** info@gallowaysonline.co.uk www.gallowayonline.co.uk