

4 Bed Semi-Detached In Casewick Road West Norwood, London, SE27 0TA

£1,150,000





SHORT DESCRIPTION

Property Ref: 15667 Located at the top of Casewick Road, this beautiful semi-detached Edwardian house offers over 2,300 sq ft of flexible family accommodation across three floors, with a private 45 ft garden. The property is in catchment for Julian's Primary School and Dunraven Secondary School both highly sought after and oversubscribed. Energy performance is rated C, further enhanced by solar PV panels (3.92 kW) generating renewable electricity. On the ground floor, the hallway leads into a bright front living room with bay window and fireplace, and a rear lounge opening to the terrace and lawn. The heart of the home is a large kitchen & family dining room, ideal for entertaining and everyday living, with French doors to a raised paved terrace and side path to the garden. The first floor provides three double bedrooms and a separate home office, perfect for hybrid working. On the top floor, the principal suite includes a large double bedroom with en suite shower room and French doors opening onto a Juliette balcony. To the side of the house are two solid brick-built utility rooms (boiler storage and utility-laundry), offering excellent ancillary space. The front garden is walled with a pathway to the front door. Casewick Road is one of West Norwood's most desirable addresses, within easy reach of both West Norwood and Tulse Hill stations for fast connections to London Bridge, Victoria, and the City. Property Type: Semi-detached Full selling price: £1150000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: E EPC rating: E Measurement: 1948.27 sq.ft. Outside Space: Rear Garden, Patio Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

4

Bed Room(s)

2

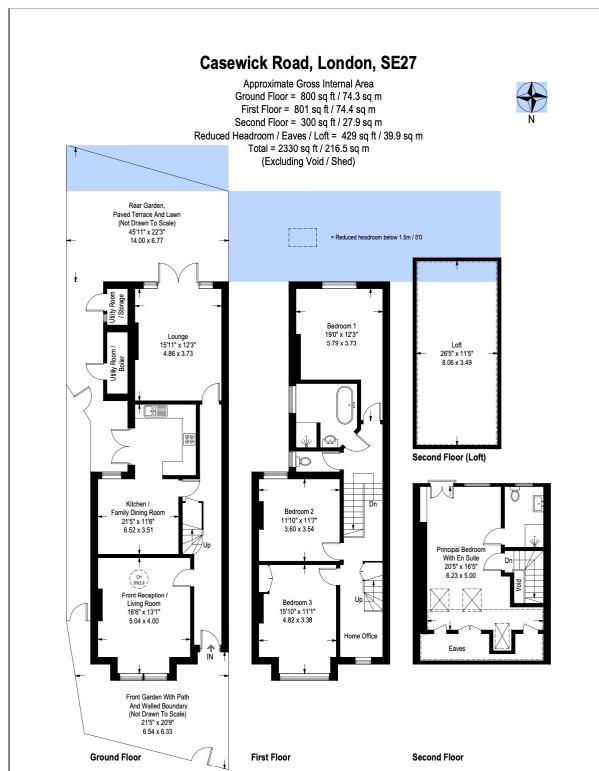
Bath Room(s)

3

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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 All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	End-terrace house
Total floor area	181 square metres

Rules on letting this property

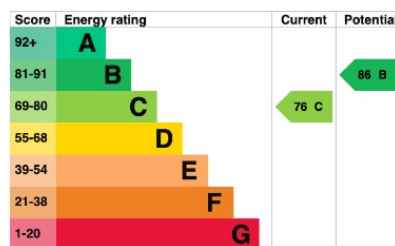
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

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