



**Guide Price**  
**£600,000**

**Freehold**

4x  3x  2x 

**Cuthbert Gardens, South  
Norwood, SE25**

**OVER 60?**

Secure this property  
for up to **59% less!**

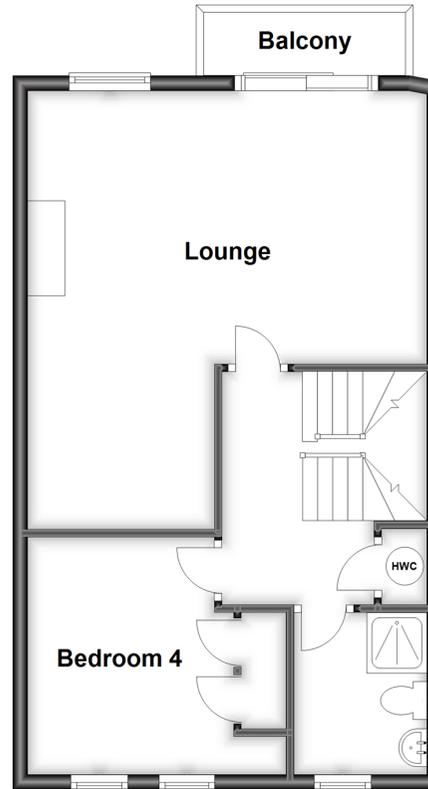
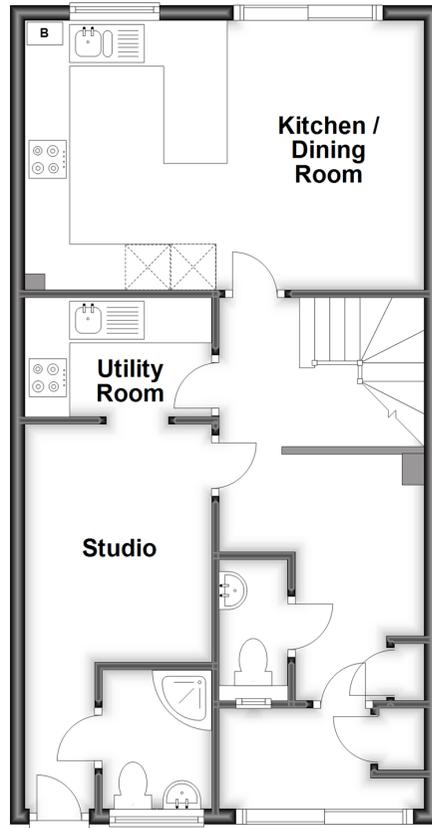
**cubitt & west**  
Helping you move forwards

## First Floor

Approx. 48.2 sq. metres (518.8 sq. feet)

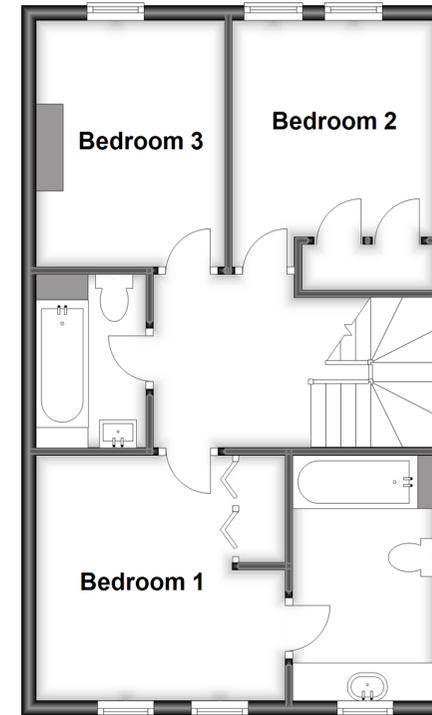
## Ground Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



## Second Floor

Approx. 47.9 sq. metres (516.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Dining Room: 17'6 x 11'2 (5.34m x 3.41m)

Family Room: (L-shaped) 10'2 x 8'1 (3.10m x 2.47m) plus 8'1 x 4'3 (2.47m x 1.30m)

Utility Room: 8'1 x 4'11 (2.47m x 1.50m)

Shower Room

Cloakroom

### FIRST FLOOR

Landing

Lounge: 19'2 (5.85m) x 16'5 (5.01m) narrowing to 8'3 (2.52m)

Balcony

Bedroom 4: 11'5 x 10'5 (3.48m x 3.18m)

Shower Room 2

### SECOND FLOOR

Landing

Bedroom 1: 10'11 x 10'5 (3.33m x 3.18m)

En-Suite Bathroom

Bedroom 2: 10'8 x 8'4 (3.25m x 2.54m)

Bedroom 3: 9'9 x 8'11 (2.97m x 2.72m)

Bathroom

### OUTSIDE

Driveway

Rear Garden



## Main features

- Substantial town house in ideal location
- Balcony on first floor where you can relax with family and friends
- Useful utility room and cloakroom
- Driveway and rear garden
- En-suite bathroom to bedroom 1
- Situated close to transport, shops and local amenities



### Nearest Schools

Primary: Heavers Farm 0.4 miles, St Chad's Catholic 0.4 miles, Whitehorse Manor Junior School 0.4 miles

Secondary: Priory School 0.3 miles, Harris Academy South Norwood 0.4 miles, Bensham Manor School 0.7 miles



### Transport Information

Train Stations: Norwood Junction 0.4 miles, Selhurst 0.6 miles, Thornton Heath 0.7 miles



### Address

Cuthbert Gardens, South Norwood, SE25



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Shirley Branch 020 8654 3037 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



21710753/20230201/MS/PH