



## Beulah Hill, London, SE19

£650,000 Freehold

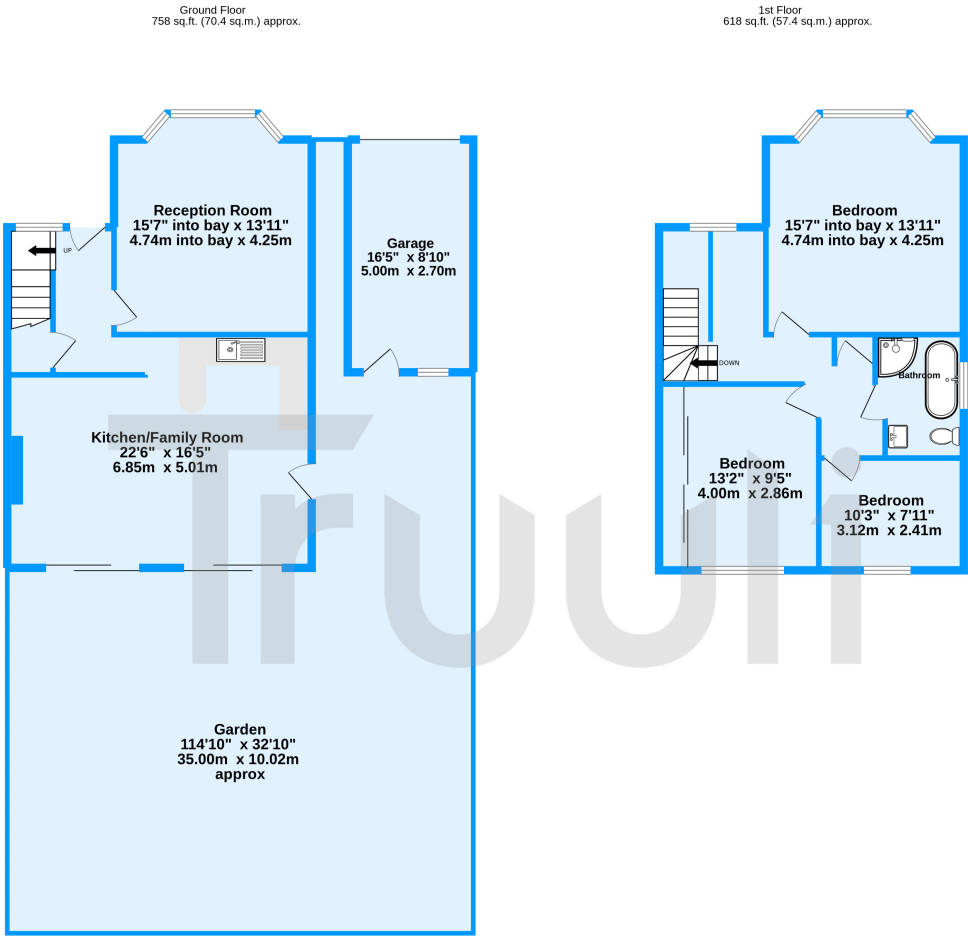
- Semi - detached family home
- Over 1,300 sqft
- Bay fronted & high ceilings
- Three - well proportioned bedrooms
- Four piece family bathroom suite
- Bright and spacious feel throughout
- Large kitchen and family / breakfast room
- In need of cosmetic updating
- Potential to develop into the loft and a wrap around extension ( STPP )
- Over 100 ft garden
- Off street parking & garage



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Located in the family orientated area of Upper Norwood is this magnificent example of a stunning 1930's family home that is in need of cosmetic updating in areas. This property benefits from a large private rear garden which is over 100 ft and across two floors offer over 1,300 sqft of living space.



Beulah Hill, Upper Norwood, SE19

TOTAL FLOOR AREA: 1376 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating				
		Current	Potential			Predicted	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 to 100) A				(92 to 100) A			
(81 to 91) B				(81 to 91) B			
(69 to 80) C				(69 to 80) C			
(55 to 68) D				(55 to 68) D			
(39 to 54) E				(39 to 54) E			
(21 to 38) F				(21 to 38) F			
(1 to 20) G				(1 to 20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
58			84	0			
England, Wales & N.Ireland			EU Directive 2002/91/EC		EU Directive 2002/91/EC		
