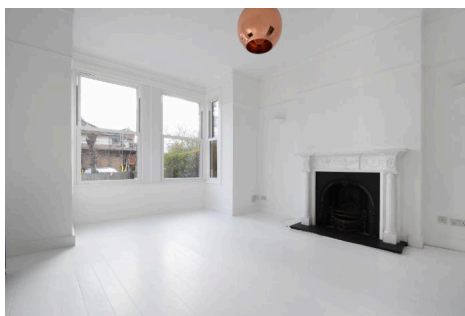
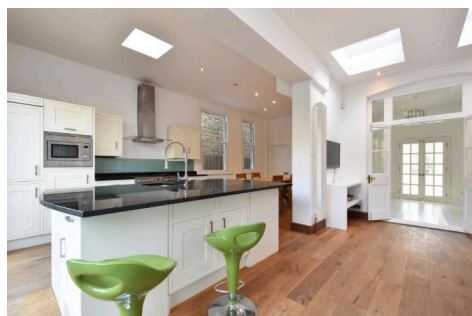


33, St Julians Farm Road, SE27 ORJ · 5 bedroom House

£1,300,000



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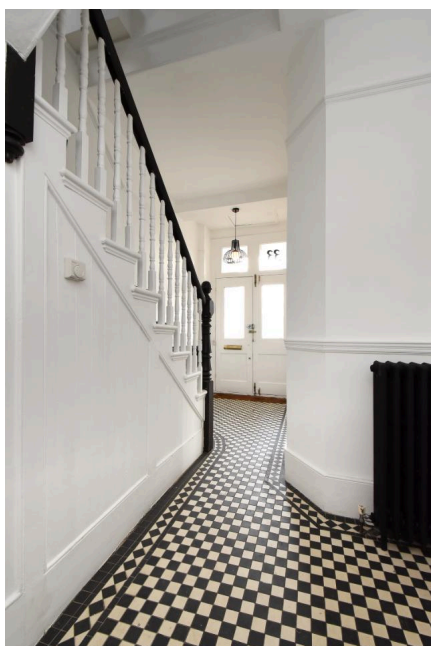
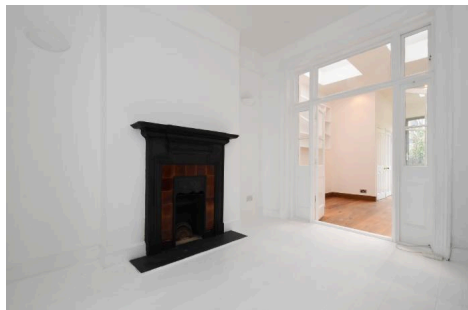
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Property description

CHAIN FREE! A truly stunning five double-bedroom, three-storey semi-detached Victorian family home, enviably positioned on one of SE27's most prestigious residential roads. Offering over 2,000 sq ft (186 sq m) of beautifully proportioned living space, this impressive home has been recently refurbished and benefits from a 60ft (18m) private rear garden with useful side-return access.

The property presents an attractive Victorian façade with exposed brickwork, detailed masonry and newly fitted double-glazed windows. Set back from the street behind a walled front garden and raised above street level, it enjoys an excellent sense of privacy.

A few steps lead to an elegant porch with an original French door, opening into a grand entrance hall featuring striking black-and-white tiled flooring, high ceilings, cast-iron radiators and a sweeping staircase.

The ground floor offers two interconnecting reception rooms, both rich in period character with original fireplaces, exposed floorboards, ornate detailing and high ceilings. The front reception is enhanced by a large square bay window, flooding the room with natural light, while French doors from the rear reception open into the kitchen-dining space.

Stretching over 6 metres across the rear of the house, the wider-than-average kitchen breakfast room is a superb family and entertaining space. Floor-to-ceiling bi-fold doors and multiple skylights create a wonderfully bright atmosphere and frame views



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over the landscaped garden. The kitchen features a central island with granite worktop and deep bowl sink, extensive fitted storage, and a Stoves range cooker. A concealed utility cupboard and guest WC add practical convenience, while solid wood flooring flows seamlessly throughout.

The first floor comprises three generous double bedrooms and a stylish family bathroom. The principal bedroom spans the front of the house and includes two large sash windows and a well-appointed en-suite shower room. To the rear are two equally sized double bedrooms, both retaining original fireplaces and enjoying open garden views.

The top floor provides two further well-proportioned double bedrooms, each with charming front and rear dormer windows, far-reaching views and useful eaves storage — ideal for growing families, guests or home offices.

Location

St Julian's Farm Road is a quiet, highly sought-after residential street in West Norwood (SE27), offering the perfect balance of suburban calm and excellent connectivity. West Norwood station is a short walk away, providing frequent services into central London, while Norwood Road and Knights Hill offer a growing selection of independent shops, cafés and everyday amenities.

Families are particularly well catered for, with a number of well-regarded schools within easy walking distance, including Julian's Primary School, Crown Lane Primary, St Luke's C of E Primary, and respected secondary options such as Bishop Thomas Grant Catholic School, The Norwood School and St Joseph's College. Green spaces, a strong community feel and popular local events like the West Norwood Feast further enhance the appeal.

Property features

- Stunning five double bedroom semi-detached Victorian family home
- Over 2,000 sq ft (186 sq m) of beautifully refurbished living space
- Sought-after SE27 residential road in the heart of West Norwood
- 60ft private landscaped rear garden with valuable side-return access
- Impressive 6m+ kitchen / dining / entertaining space with bi-fold doors
- Two elegant interconnecting reception rooms rich in period features
- Principal bedroom with en-suite, plus a stylish family bathroom
- Abundant natural light throughout with skylights, bay window and dormers
- Walking distance to excellent primary and secondary schools
- Close to West Norwood station, shops, cafés and green open spaces



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St. Julians Farm Road



Approximate Gross Internal Area
186.4 sq m / 2006 sq ft

Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates.



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