

**3 Bed
House - Mid Terrace
located in South Norwood**



16 Macclesfield Road
South Norwood
London
SE25 4RZ



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£515,000

Well presented PERIOD STYLE THREE BEDROOM TERRACED HOUSE, offering bright and airy living accommodation. The property is situated in the popular Country Park area of South Norwood which is ideal for walks or general recreation. Transport links via Bus, train and Tram link Services are also nearby offering great links into London and the South East. Immediate internal viewing is highly recommended. Croydon Council Tax Band D £2840.48

Entrance hall

Front door, UPVC double glazed windows to front. Radiator with cover. Wood flooring. Under stairs cupboard.

Reception one

14'6 x 12'2

UPVC double glazed bay window to front. Radiator. Wood flooring,

Reception two

12'2 x 9'11

UPVC double glazed window to rear. Radiator. Wood flooring.

Kitchen

11'6 x 7'11

Window to rear. Range of wall and base units with work surfaces over. Stainless steel single drainer sink unit with mixer tap. Built-in oven and hob. Built-in dishwasher. Partial tiled walls. Tiled flooring. Space for fridge/freezer.

Utility room

9'7 x 7'11

UPVC double glazed window to side and rear. Work surfaces. Space for washing machine and tumble dryer. Radiator. Tiled flooring.

Landing

Balustrade. Stairs to first floor.

Bedroom one

14'6 x 10'7

UPVC double glazed bay window to front. Feature fireplace. Laminate wood flooring. Radiator.

Bedroom two

12'2 x 11'10

UPVC double glazed window to rear. Feature fireplace. Radiator. Carpet as laid. Built-in cupboard.

Bedroom three

8'8 x 7'3

UPVC double glazed window to rear. Carpet as laid. Radiator.

Bathroom

UPVC double glazed window to rear. Panelled enclosed bath with electric shower. Pedestal wash hand basin. Low level wc. Tiled flooring.

Garden

65'0

Patio area to lawn area.

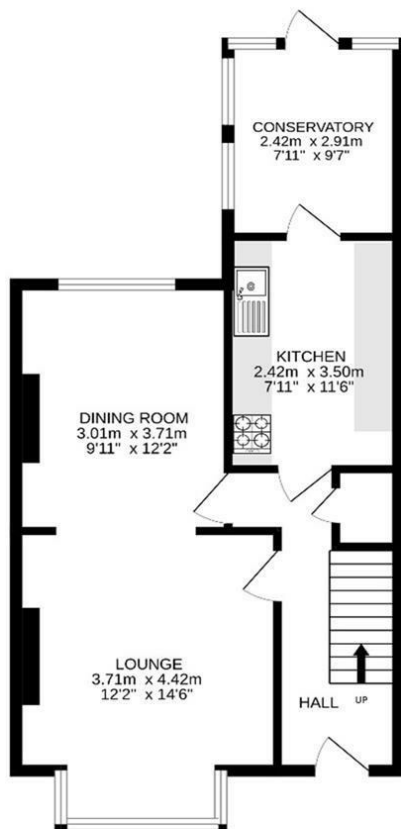
Tenure

"We are advised by the vendor(s) that the tenure is Freehold".

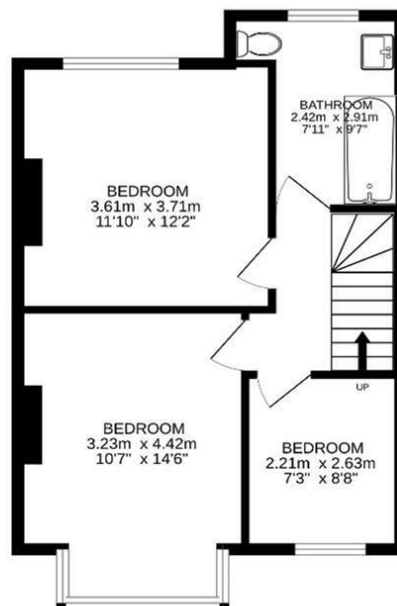
Authority

London Borough of Croydon Tax band D £2840.48.





Ground floor
49.7 sq.m. (535 sq.ft.) approx.



1st floor
42.7 sq.m. (460 sq.ft.) approx.

TOTAL FLOOR AREA : 92.4 sq.m. (995 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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