



**3 Bed
House - Mid
Terrace**
Macclesfield Road
**Offers in excess
of £500,000**
Freehold

- Three bedroom period style terraced house
- Comfortable living space
- Dining room
- Tastefully fitted kitchen
- UPVC double glazing
- Gas central heating system
- Utility room
- Fitted bathroom
- Well maintained rear garden
- Ideal location for amenities



Macclesfield Road
South Norwood
London
SE25 4RZ

Beautifully presented Three Bedroom mid-terrace house, built in 1911, is an exceptional find for families seeking a comfortable and inviting home. With three reception rooms and three well-proportioned bedrooms, this property offers bright and spacious accommodation that is both practical and stylish.

Upon entering, you are greeted by a welcoming reception room that is bathed in natural light, creating a warm and inviting atmosphere. The modern fitted kitchen is equipped with ample storage and workspace, making it a joy for culinary enthusiasts. From the kitchen, you can step directly into a private rear garden, an ideal space for children to play or for hosting gatherings with friends and family.

The first floor comprises two generous double bedrooms and a spacious single bedroom, providing plenty of room for relaxation and rest. The stylish family bathroom adds a touch of elegance to the home, ensuring comfort for all.

Situated in a sought-after residential area, this property boasts excellent transport links, with Tram Link services nearby that offer easy access to East Croydon, Wimbledon, and Beckenham. For those who enjoy the outdoors, the open green spaces of

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.



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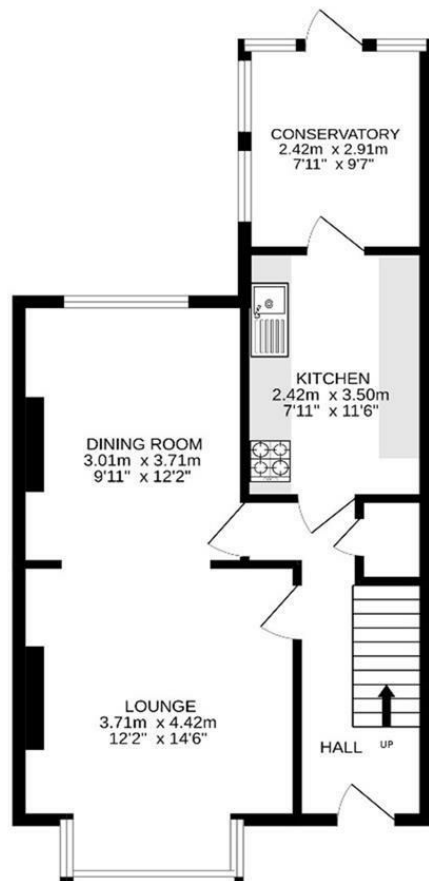
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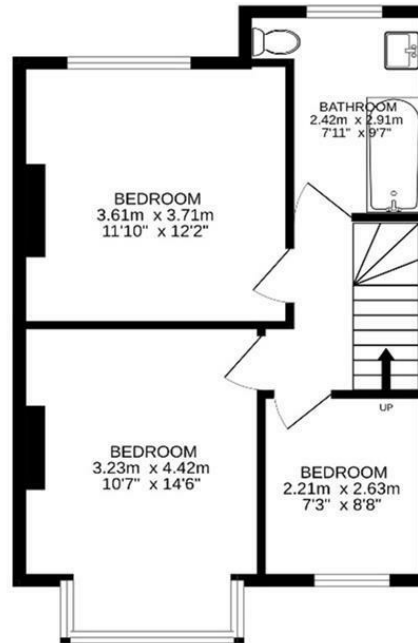
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Ground floor
49.7 sq.m. (535 sq.ft.) approx.



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		

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