



3 Bed

House

**The Maltings,
Whitehorse Lane**

**Guide price
£475,000**

Freehold

- 3 bedrooms house
- Large reception room
- UPVC double glazing
- Gas central heating system
- Fitted kitchen
- Close to transport links
- Front and rear gardens
- Popular Location
- Viewing highly recommended



The Maltings,
Whitehorse Lane,
South Norwood
SE25 6UJ



Situated in The Maltings is this well presented three bedroom modern style end-of-terrace house offers bright, spacious, and contemporary living throughout perfectly suited for purchasers looking for a quality family home. The property features a welcoming entrance hall leading to a generous reception room filled with natural light, and a stylish, well-equipped kitchen with ample storage and workspace. Upstairs, there are three bright bedrooms and a modern family bathroom. Outside, the property benefits from both front and rear gardens, providing ideal spaces for outdoor relaxation and entertaining. Conveniently located close to Norwood Junction Station, offering excellent rail and Overground links into Central London, as well as numerous bus routes and local amenities. The popular South Norwood Lakes and open green spaces are just a short walk away, providing a peaceful retreat from city life. Offered to the market chain free, this property presents an excellent opportunity to acquire a modern home in a sought-after location

Entrance

Front garden. UPVC double glazed porch. Front door.

Entrance Hall

Radiator. Carpet as laid.

Reception room

14'6 x 13'10

UPVC double glazed window to rear. Feature fireplace. Radiator. Carpet as laid. UPVC double glazed doors to garden.

Kitchen

13'0 x 8'1

UPVC double glazed windows to front. Range of wall and base units with work surfaces over. Stainless steel single drainer sink unit with mixer taps. Space for washing machine, cooker and fridge/freezer. Tiled flooring.

Landing

Loft access. Carpet as laid.

Bedroom one

13'10 x 10'11

UPVC double glazed windows to rear. Built-in cupboard. Radiator. Carpet as laid. Fitted wardrobes.

Bedroom two

11'2 x 8'0

UPVC double glazed windows to front. Radiator. Carpet as laid.

Bedroom three

8'0 x 5'6

UPVC double glazed window to front. Built-in cupboard. Carpet as laid.

Shower room

Shower cubicle. Vanity wash hand basin. Radiator. Vinyl flooring.

Separate WC

UPVC double glazed window to side. Low level wc. Vinyl flooring.

Garden

30

Mainly laid to lawn. Shed. Shrubs. Outside light.

Tenure

"We are advised that the tenure is Freehold" (Awaiting verification).

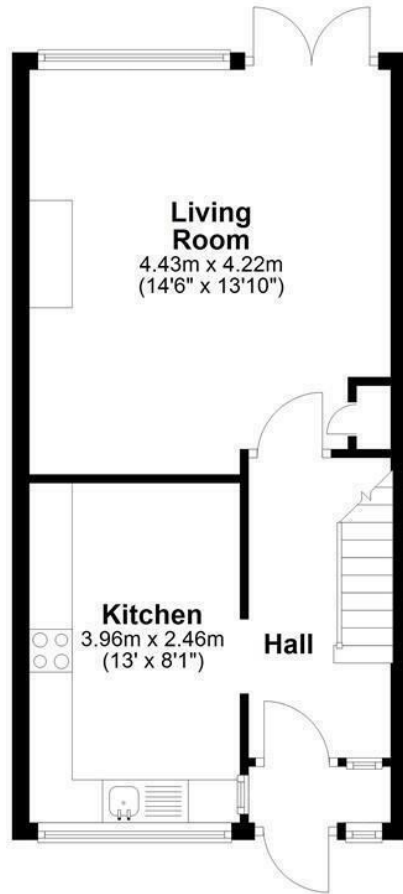
Authority

London Borough Of Croydon. Band C £ 2103.91



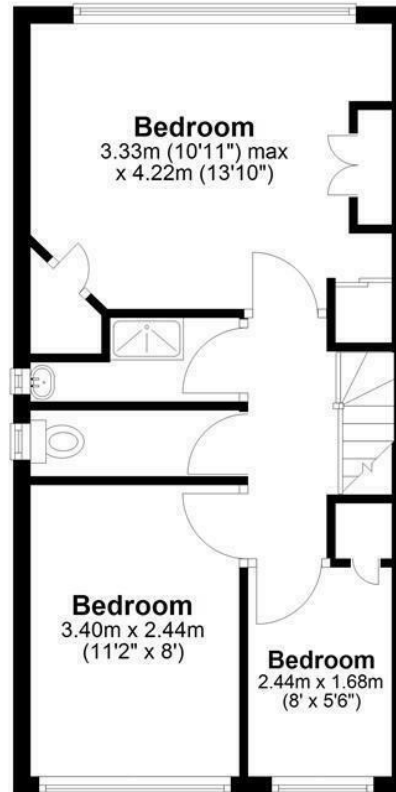
Ground Floor

Approx. 37.1 sq. metres (398.8 sq. feet)



First Floor

Approx. 37.1 sq. metres (398.8 sq. feet)



Total area: approx. 74.1 sq. metres (797.6 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards
incorporating International Property Measurement Standards.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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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