



Brocklesby Road, London SE25 4LB

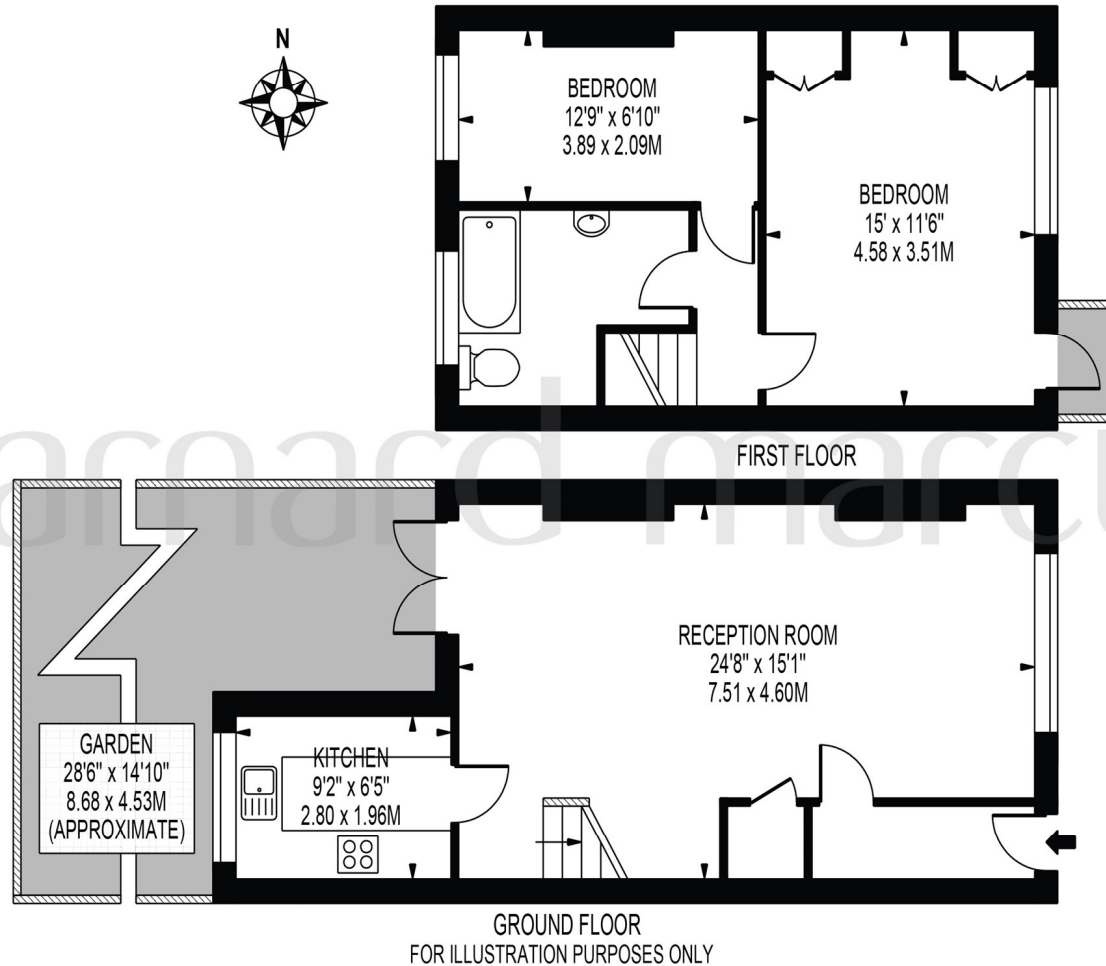
welcome to
Brocklesby Road, London

Beautifully maintained large 2 double bedroom house blending period charm and modern style with unique balcony, stylish kitchen and bathroom and contemporary garden. Excellent transport links make this South Norwood house the perfect, move in ready home.



BROCKLESBY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 805 SQ FT - 74.80 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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This unique home has been lovingly maintained and presented in excellent condition throughout, combining original period charm with modern style and comfort.

The bright, spacious open-plan living/dining room boasts impressive high ceilings, original wood flooring, and a charming fireplace that serves as a lovely focal point. Thoughtfully designed cabinetry and shelving in the alcoves provide elegant and practical storage, while large windows with bespoke blinds flood the room with natural light. French doors open directly onto the private garden.

The contemporary kitchen features sleek navy units, solid wood worktops, and quality integrated appliances. Custom shelving adds functionality. The garden has been tastefully landscaped with modern fencing and a low-maintenance patio with the added benefit of rear access.

The generous master bedroom is a standout feature, offering exceptional space, bespoke fitted wardrobes, and access to a unique balcony. The second double bedroom also enjoys high ceilings and beautiful original flooring. The stylish bathroom has been updated with elegant tiling, a full-size bath with waterfall shower, a modern vanity unit, and distinctive double windows.

This exceptional home sits in a convenient location close to local amenities, tram stops, and walking distance of Norwood Junction. South Norwood Country Park is just moments away, providing open green space on your doorstep.

welcome to

Brocklesby Road, London

- Quiet Cul-de-sac
- Stunning Condition
- 2 Double Bedrooms
- Stylish Kitchen & Bathroom
- Contemporary Garden
- Great transport links
- Original features
- Accessible Loft (with drop down ladder)

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113007



Property Ref:
CRY113007 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 8680 9226



croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, CROYDON,
Surrey, CR0 6AA



barnardmarcus.co.uk