

Addison Road, London, SE25 4LW



## House - Terraced

- Character "Cottage" Style House
- Side Road Position
- Conveniently situated for shops and amenities
- Impressive Fitted Kitchen
- Contemporary Decor throughout
- Two Bedrooms
- The Country Park Is Nearby
- Gas Central Heating With Radiators
- Double Glazing
- Amazing Refitted Downstairs Bathroom With Heated Floor (Not Tested)

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A charming character "cottage" style two bedroom house which simply must be viewed internally to be appreciated and is a credit to its present owner who has spent a considerable amount of time and thought to bring the property to its present, excellent standard of presentation. The property is situated in a side road with the Country Park being local. There is an impressive refitted kitchen which is bright and airy and has laminate style flooring. There are also two reception rooms, the living room having a door leading to the rear garden. The stand out feature is the amazing refitted downstairs bathroom with heated floor (not tested) and a P shaped bath. On the first floor there are two good sized bedrooms, with bedroom one benefiting from fitted wardrobes. The whole house has a pleasant country style feel about it, is ready to move into and must be viewed internally to be appreciated. Outdoor leisure activities can be found at the Country Park and there is also an indoor leisure centre in Portland Road. Transport is provided by local buses, the tram link at Harrington Road and Norwood Junction BR/Overground Station with its frequent trains to London. South Norwood High Street and Portland Road have an eclectic mix of shops and cafes. Freehold properties at this price point always tend to sell quickly, therefore early viewing advised.

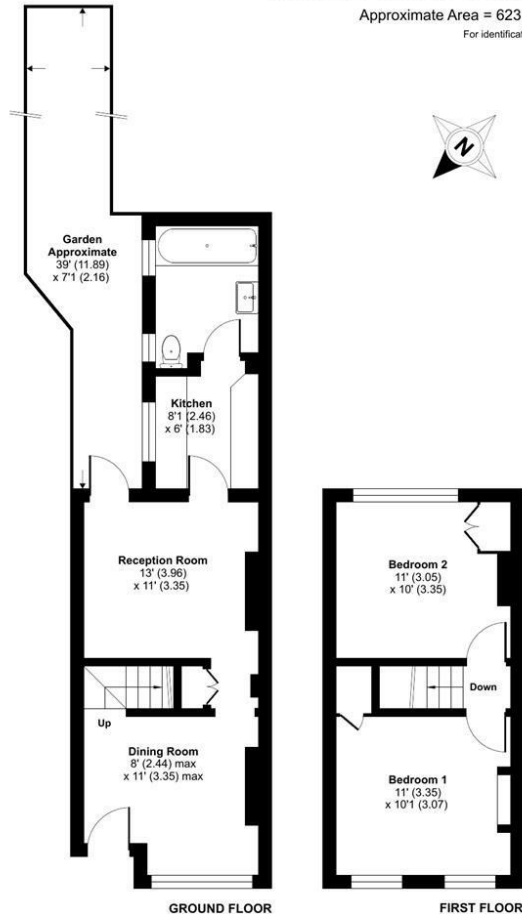
Tenure: Freehold  
Croydon council tax band C EPC rating: D

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> and <https://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.

## Addison Road, London, SE25

Approximate Area = 623 sq ft / 58 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Home Castle. REF: 930430

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>88</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>67</b>	
EU Directive 2002/91/EC	
England & Wales	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.