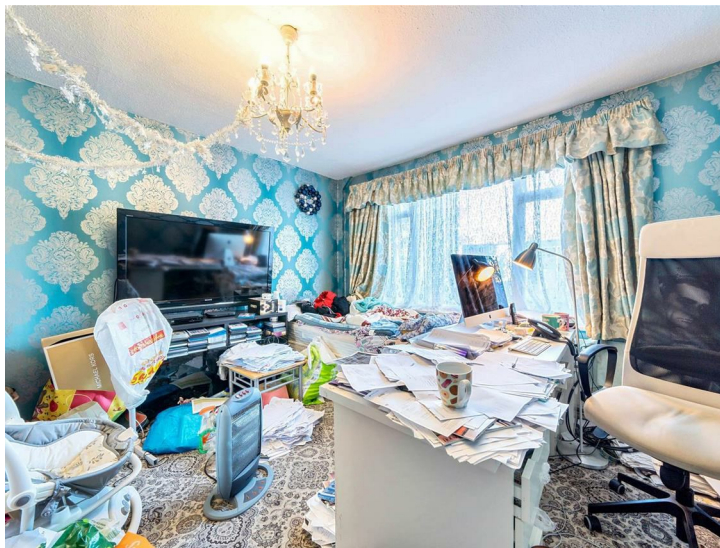


Dagnall Park, London, SE25 6NS



£460,000



House - Semi-Detached

- For Sale By Order Of The Executors
- End Of Terrace
- Two Receptions Rooms
- The Dagnall Park Area
- Gas Central Heating With Radiators
- Contemporary Family House
- Three Bedrooms
- Placed In A Side Road
- Double Glazing
- Large Detached Garage (Not Inspected)

Dagnall Park, London, SE25 6NS

Situated in the highly sought-after Dagnall Park area, this contemporary three-bedroom, end-of-terrace family house represents a unique opportunity for those seeking a property with potential. The residence boasts three well-proportioned bedrooms and two inviting reception rooms, offering ample space for family living. Whilst the house could benefit from tender loving care, it is our belief that this presents an exciting chance for buyers to personalize and enhance the home according to their preferences. The living room seamlessly connects to the garden, providing a delightful space for both indoor and outdoor activities. A notable feature is the large detached garage, adding convenience and versatility (not inspected) along with potential to extend to the side (subject to the usual consents). The vendors inform us that the family has cherished and called this property home since approximately 1982, attesting to the enduring appeal of both the house and the surrounding area. Transport is provided by with Selhurst BR and Norwood Junction BR/Overground Stations servicing and in addition to accessible local bus routes. The popularity of houses in this area, especially with garages is always strong and early viewing is recommended.

Tenure: Freehold
 EPC rating: D
 Croydon council tax band D : £2,239.56

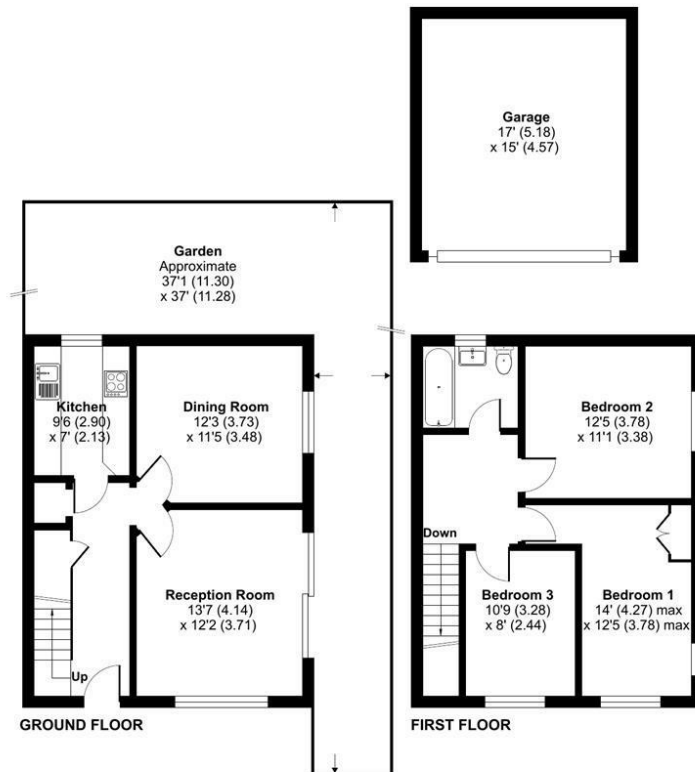
We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

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.



Dagnall Park, London, SE25

Approximate Area = 1010 sq ft / 93.8 sq m
 Garage = 225 sq ft / 20.9 sq m
 Total = 1235 sq ft / 114.7 sq m
 For identification only - Not to scale



Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Home Castle. REF: 1057773

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.