

Wharncliffe Road, London, SE25 6SL



Guide Price £525,000



## House - Semi-Detached

- Semi-Detached Contemporary Family House
- Elevated Position Overlooking Grangewood Park
- Gas Central Heating With Radiators
- Fitted Kitchen/Breakfast Room
- Garage (Not Inspected)
- Three/Four Bedrooms
- Double Glazing
- Two Reception Rooms & a Downstairs Bedroom
- Designer Style Bathroom
- Cupboards To Bedrooms One & Two

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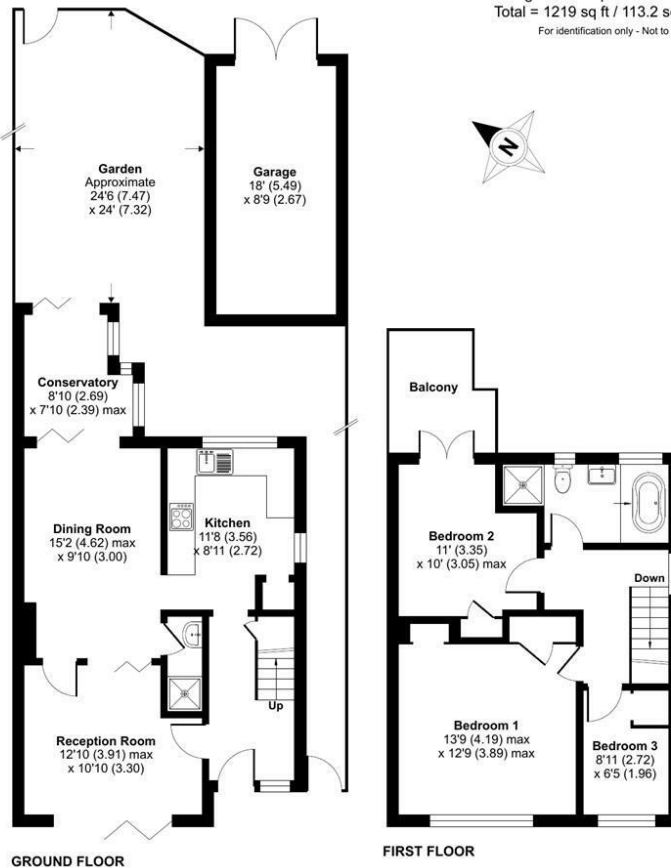
GUIDE PRICE £525,000 - £550,000

Nestled in an elevated position with views overlooking the picturesque Grangewood Park, a contemporary semi-detached family house which blends modern design and functional living. Upon entering you are welcomed with two well-proportioned reception rooms, providing space for entertaining and relaxing. There is a third room which at the moment is utilised as bedroom four, but could if necessary be transformed into a further reception room. The heart of the home lies in its attractive fitted kitchen/breakfast room, combining style and practicality to create a hub for family gatherings. There are doors to garden from the third reception room? On the first floor there are three spacious bedrooms and as previously mentioned, the flexibility to utilise a fourth bedroom on the ground floor. Therefore this residence caters to the diverse needs of a growing family. The impressive designer style bathroom offers a luxurious retreat. Storage is integrated into the bedrooms through well designed cupboards providing ample space for organisation and tidiness. Adding to the convenience of this family home is a garage to the rear (not inspected), offering potential for secure parking or additional storage space. Transport is provided by Norwood Junction BR/Overground Station with its frequent trains to London making commuting a breeze. There are also local bus routes. The property is situated on the borders of Crystal Palace, which has an eclectic mix of shops and cafes with a vibrant and diverse atmosphere. This house represents a unique opportunity to experience modern living in a sought-after location, therefore early viewing is advised. We cannot trace building regulations for the property.

Tenure: Freehold | EPC rating: D | Croydon Council tax band D: £2,737.25

## Wharncliffe Road, London, SE25

Approximate Area = 1063 sq ft / 98.7 sq m  
 Garage = 156 sq ft / 14.4 sq m  
 Total = 1219 sq ft / 113.2 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). © nichecom 2023. Produced for Home Castle. REF: 1069666

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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>England &amp; Wales</b>	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.