

Stroud Road, London, SE25 5DR



House - Terraced

- Character Edwardian Style Family House
- Next To The Historic Woodside Green
- Open Plan Living/Dining Room
- Double Glazing
- Refitted Upstairs Family Bathroom
- Placed In a Tree Lined Side Road
- Three Bedrooms
- Impressive Refitted Kitchen/Breakfast Room With Oven & Hob
- Gas Central Heating With Radiators
- East Croydon & Norwood Junction BR/Overground Station Provide Direct Access Into London

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Nestled in a tree-lined side road adjacent to the esteemed Woodside Green area, this captivating three-bedroom Edwardian-style family home exudes timeless charm and modern comfort. Step inside to discover a seamless integrated open-plan living/dining room which is bathed in natural light. The heart of the home lies in its superb refitted kitchen/breakfast room, which has contemporary appliances along with ample space for casual dining. Ascend to the first floor to find three generously sized bedrooms, each offering a tranquil retreat for rest and relaxation. A refitted family bathroom awaits, providing a sanctuary for rejuvenation with its modern fixtures. Stroud Road enjoys unrestricted parking and local amenities include shops in the near by Woodside Green and Lower Addiscombe Road. Commuting is served by both East Croydon BR Station and Norwood Junction BR/Overground Station, providing swift connections to London. Tram links and local bus routes are also nearby. This property is highly recommended and must be viewed internally to be appreciated.

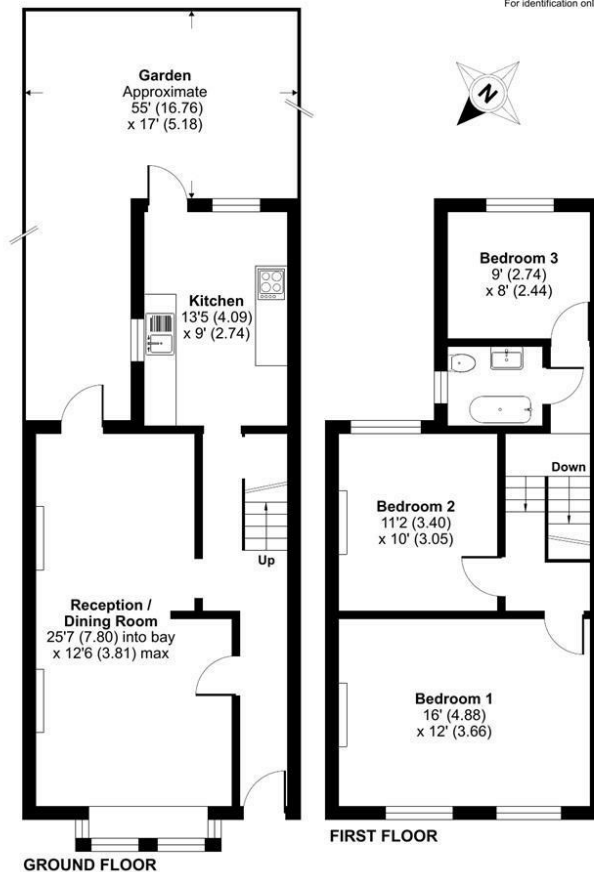
Tenure: Freehold - Croydon council band D: £2,239.56 - EPC Rating: C
On road parking believed to be non restricted; permits are available from the council if required.

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.

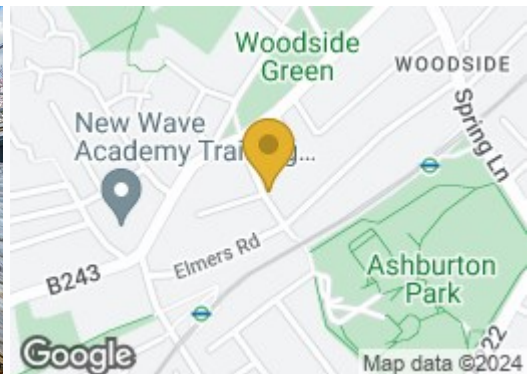
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Approximate Area = 1011 sq ft / 93.9 sq m
For identification only - Not to scale



Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Home Castle. REF: 1093824

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(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	



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.