

Canham Road, London, SE25 6RZ



## House - Terraced

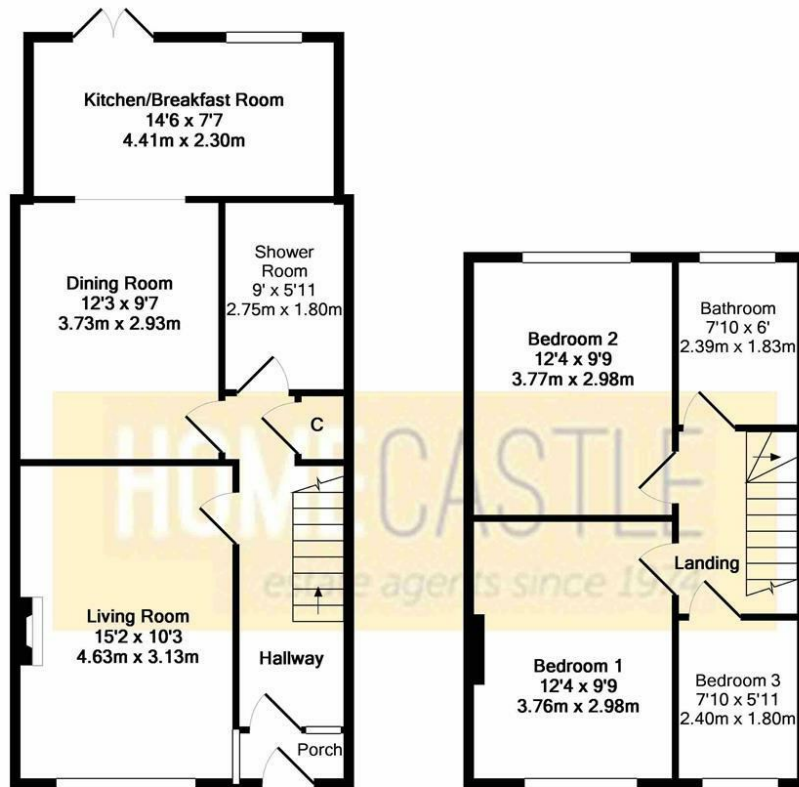
- 1930's style Family House
- Two Luxury Bathrooms
- The Grangewood Park Area
- Gas central heating with radiators
- Simply must be viewed internally to be appreciated
- Three Bedrooms
- Placed in a tree lined side road
- Double Glazing
- Kitchen/Diner/Family Area
- Norwood Junction BR/Overground Station serves the area

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Welcome to this charming three-bedroom 1930's style family house, nestled in a sought-after location near Grangewood Park on an elevated position with steps leading down to the property. The highlight of this home is the extended kitchen dining area, providing ample space for family gatherings and entertaining. The open layout enhances the sense of space and flow, creating a welcoming atmosphere for all to enjoy. There is also a further separate reception room and a convenient shower room on the ground floor which adds practicality to the home. Upstairs there are three bedrooms along with a family bathroom which provides additional convenience. Outside, with steps leading down to a nice rear garden which offers a peaceful retreat, ideal for enjoying the sunshine. Norwood Junction BR/Overground station serves the area, providing excellent transport links for commuters and residents alike. With easy access to nearby amenities, schools, and parks, this location offers the perfect balance of convenience and tranquillity. These properties are highly sought after, and early viewing is advised.

Tenure: Freehold - Croydon council band D: £2,239.56 - 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.



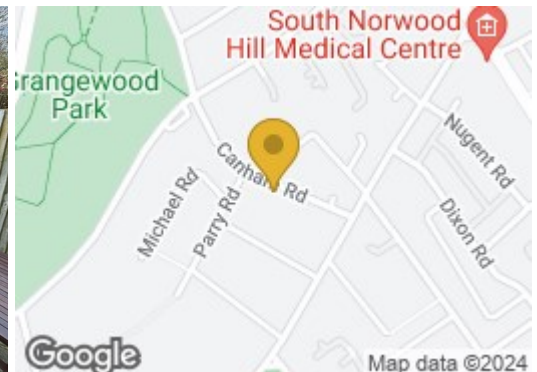
Ground Floor  
Approx. Floor  
Area 531 Sq.Ft.  
(49.3 Sq.M.)

1st Floor  
Approx. Floor  
Area 377 Sq.Ft.  
(35.1 Sq.M.)

Total Approx. Floor Area 908 Sq.Ft. (84.3 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.