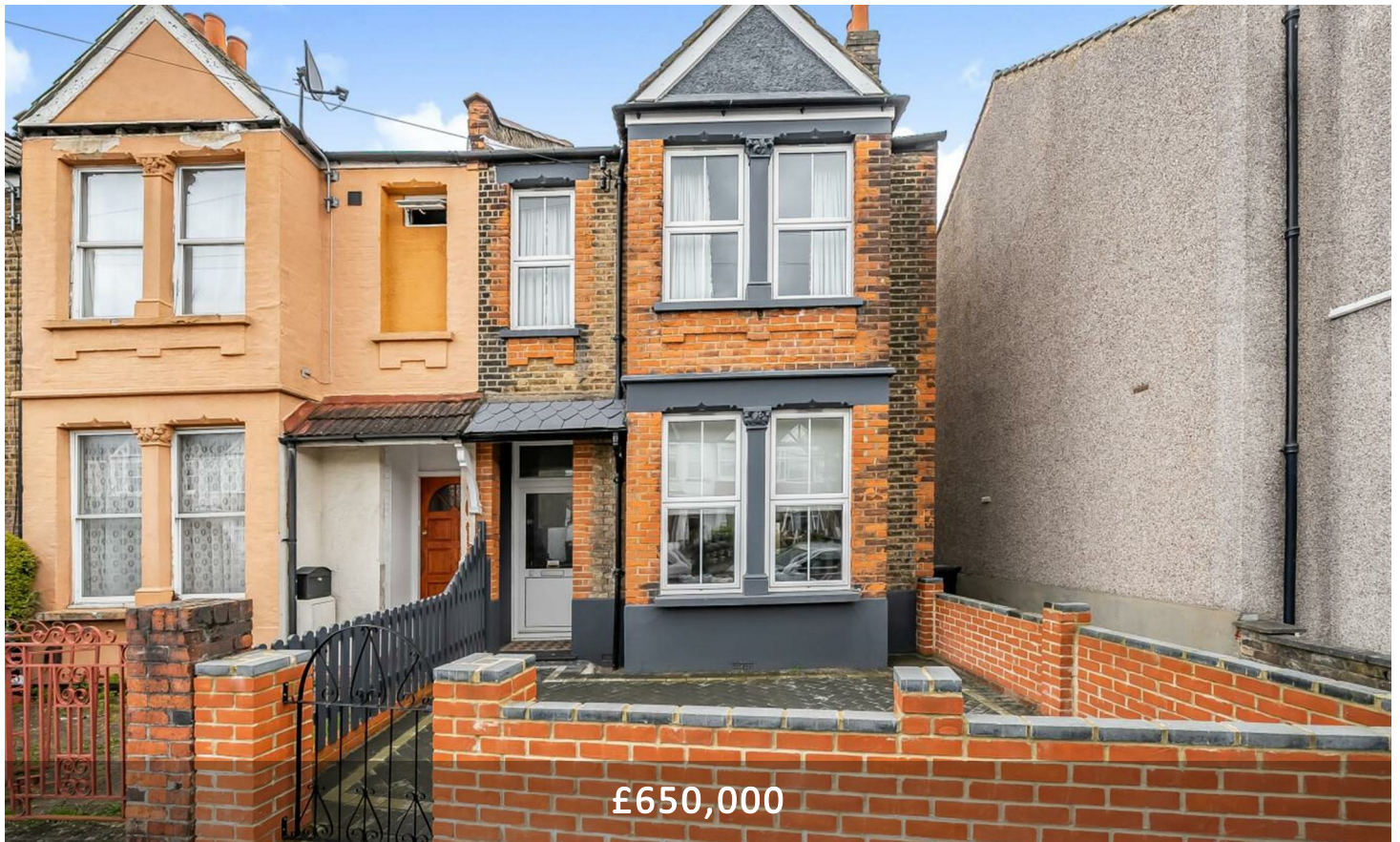


Lincoln Road, London, SE25 4HQ



House - End Terrace

- Edwardian Character Style Three Bedroom Family House
- Lovely Refitted Kitchen Breakfast Room
- Norwood Junction BR/Overground Station Serves The Area
- Easy To Manage Rear Garden
- Gas Central Heating
- Beautifully Maintained Throughout
- Well Appointed Family Bathroom On The First Floor
- Separate Downstairs WC
- Double Glazing
- Country Park Area

Lincoln Road, London, SE25 4HQ

This spacious character Edwardian style three-bedroom end of terrace family house exudes charm and elegance throughout. Impeccably maintained, the property boasts a delightful array of original features, including some beautiful fireplaces, which add to its timeless appeal. Upon entering, you are greeted by two generously proportioned reception rooms, ideal for both formal entertaining and casual family gatherings. The kitchen/breakfast room is a focal point of the home, providing a welcoming space for meals, with a separate utility room for added convenience. A downstairs WC adds to the practicality of the layout. To the rear there is an easy to manage rear garden, ideal for entertaining or unwinding on a summers evening. Ascending to the first floor, you will find a well-appointed family bathroom alongside three generously sized bedrooms, offering ample space for relaxation and rest. With its blend of classic features and modern amenities, this Edwardian style property promises comfortable family living in a setting that radiates warmth and character. Parking is on road and early viewing is advised to see this beautiful family home.

Tenure: Freehold - Croydon Council tax band D -EPC RATING E - on road parking - water is metered

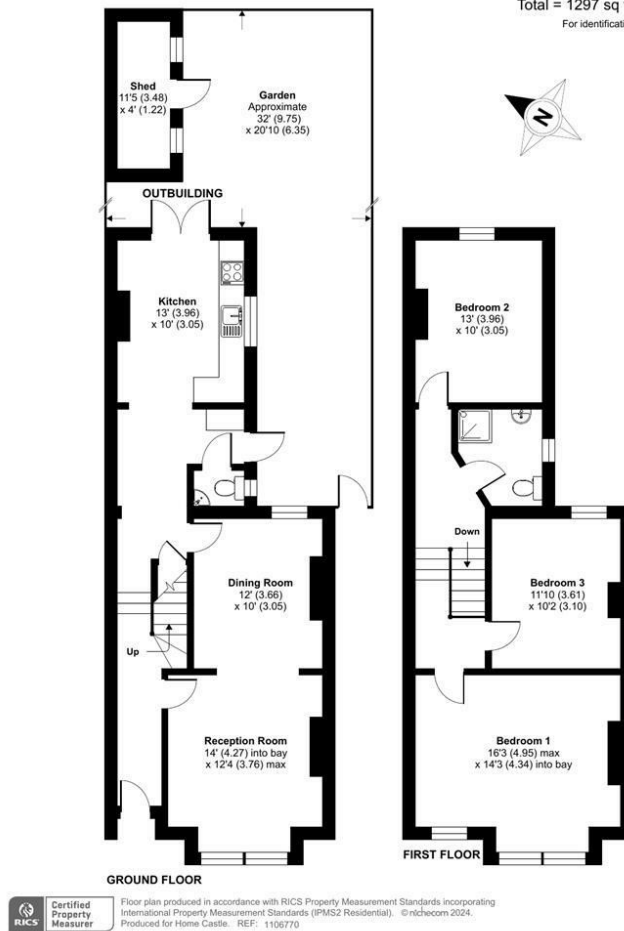
We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

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.

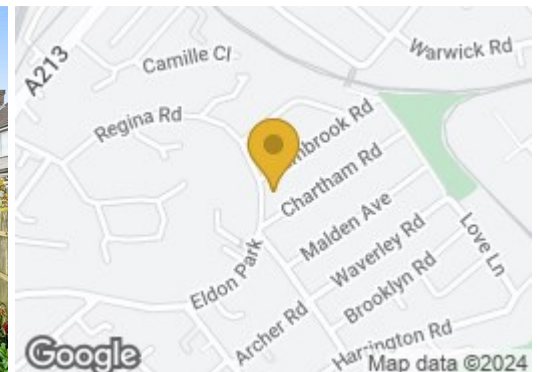
Lincoln Road, London, SE25

Approximate Area = 1249 sq ft / 116 sq m
 Outbuilding = 48 sq ft / 4.5 sq m
 Total = 1297 sq ft / 120.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		51	77
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.