

Lincoln Road, London, SE25 4HG



Guide Price £550,000



House - End Terrace

- Edwardian Style End Of Terrace Halls Adjoining House
- Offers Opportunity and Potential
- Off Street Parking For Several Cars
- Rewired (Approximately 6 years ago)
- Tree Lined Side Road
- Three Double Bedrooms and Three Reception Rooms
- Double Glazing & Gas Central Heating
- Been In The Same Ownership For Approximately 60 Years
- No Onward Chain
- Norwood Junction BR/Overground station serves the area

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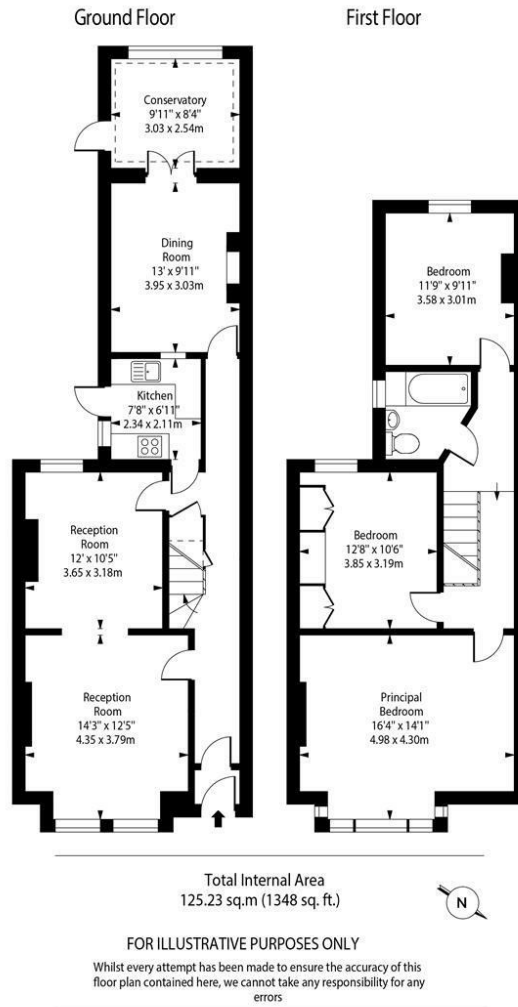
GUIDE PRICE £550,000 - £575,000

Nestled on Lincoln Road, this charming Edwardian style end of terrace, halls adjoining, house offers a fantastic opportunity for those seeking a spacious property with great potential. Boasting three reception rooms and three double bedrooms, this home provides ample space for comfortable living. Although in need of some TLC, there has been some key updates, including recent rewiring (approximately 6 years ago) and new window installation. With off-street parking for several cars, convenience is at the forefront of this residence. Currently two boilers one for hot water and one for heating plus there is a water meter. There is a lovely private rear garden which narrows towards the end and has the convenience of shared side access via a locked gate. Located in a tree-lined side road near Norwood Junction BR/Overground Station, commuting is made easy for residents. The proximity to the Country Park adds a touch of nature to the surroundings, perfect for leisurely strolls or picnics. Offered to the market with no chain, this home has been cherished by the same family for approximately 60 years, adding a sense of history and warmth to the property. Don't miss out on the chance to transform this well-sized house into your dream home in a sought-after location.

Tenure: Freehold - Croydon Council tax band D - EPC RATING D - stair lift will be removed

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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	65	
(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.