

Portland Road, London, SE25 4UN



Offers In Excess Of £475,000



## House - End Terrace

- Substantial End of Terrace Halls Adjoining Family House
- Three Reception Rooms
- Four Bedrooms
- Superb Fitted Kitchen Opening To Garden
- Deceptively Spacious
- Placed Next To Commerical Premises
- Three Bathrooms
- Double Glazing & Gas Central Heating With Radiators
- Fitted Wardrobes To Bedroom One
- Must Be Viewed Internally To Be Appreciated

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This generously proportioned end-of-terrace family residence offers an unexpectedly spacious interior that truly demands an in-person visit to fully grasp its size. The fully equipped kitchen features an inviting family breakfast room that seamlessly connects to the rear garden through bi-folding doors, making it a perfect space for gatherings plus there are two further separate reception rooms ideal for relaxing. On the first and second floors the property boasts four bedrooms and three well-appointed bathrooms, including an exceptional main family bathroom. The first bedroom is adorned with fitted wardrobes, enhancing the convenience and organisation of the space. You'll find convenience at your doorstep with nearby shops and amenities, while Norwood Junction BR/Overground Station offers frequent and efficient train connections to London. In addition, multiple bus routes and the tram link at Harrington Road provide further transportation options for easy commuting. Nestled just down the road is the renowned local beauty of the Country Park, perfect for leisurely strolls and outdoor activities. We understand the boundary of the rear garden is as per the Ordnance Survey map shown and that the cabin is also not included in the sale (please ask for further details). To fully appreciate the allure and potential of this remarkable family home, early viewing is highly recommended.

Tenure: Freehold  
Croydon council tax band D: £2,239.56

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/>

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Approximate Area = 1336 sq ft / 124.1 sq m

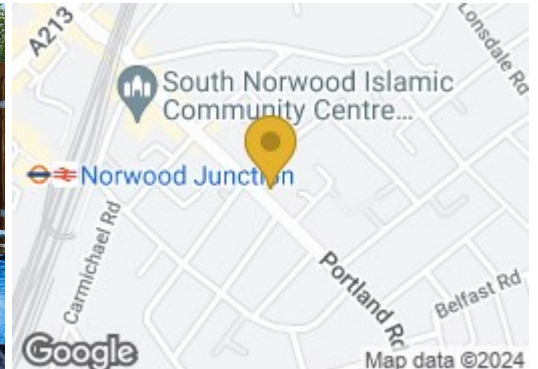
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Home Castle. REF: 1053123

### Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</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>65</b>	
EU Directive 2002/91/EC	
England & Wales	



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.