

Wharncliffe Road, London, SE25 6SL



## House - Semi-Detached

- Modern Family House
- Three Bedrooms
- Refitted Kitchen With Oven & Hob
- Gas Central Heating With Radiators
- Overlooks Grangewood Park
- Semi-Detached
- Situated On The South Norwood/Crystal Palace Borders
- Refitted Contemporary Family Bathroom
- Double Glazing
- Garage



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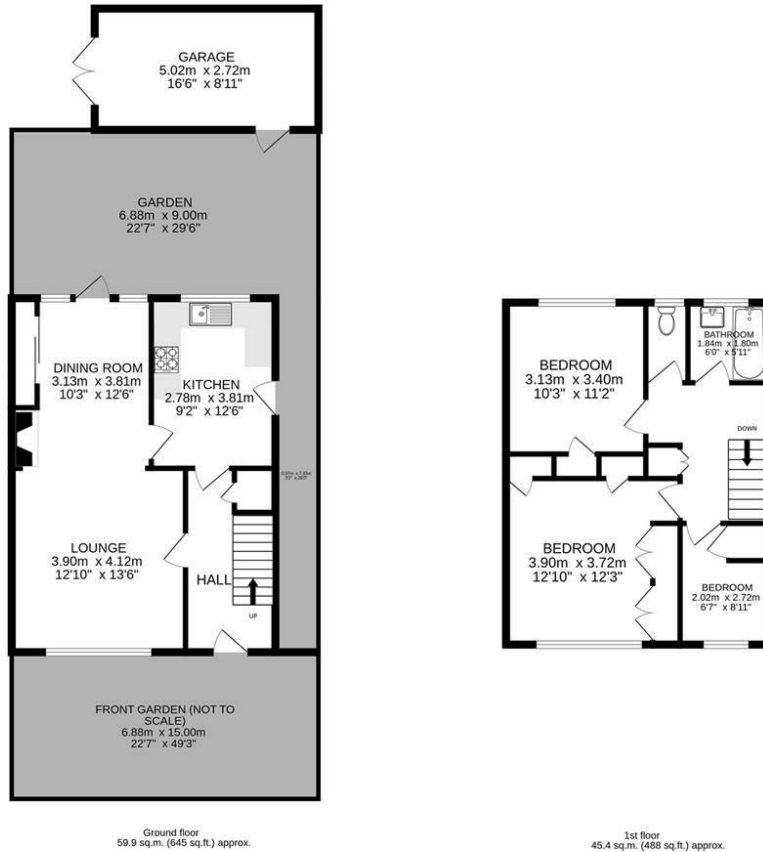
Nestled in the charming Wharncliffe Road overlooking the picturesque Grangewood Park. This delightful semi-detached house offers a perfect blend of comfort and style. Boasting spacious accommodation and featuring a warm and inviting open plan living/dining area with doors leading to a lovely rear garden. There is also a separate fully fitted kitchen with a range of wall and base units. Upstairs there are three cosy bedrooms, providing ample space for relaxation and a family bathroom with a separate WC adding convenience to this charming property ensuring every need is met effortlessly. Conveniently located for Norwood Junction BR/Overground station and various bus routes making commuting a breeze. Additionally the presence of a garage to the rear of the property offers both storage and parking solutions making life much easier. Off street parking is also available.

Tenure: Freehold

Croydon council tax band E | EPC rating C | Unrestricted on street parking | Water meter at the property | The vendor informs us the garage has a corrugated asbestos roof and also believes the trees to the rear of the property are protected a solicitor would need to verify.

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/>



TOTAL FLOOR AREA : 105.3 sq.m. (1134 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>84</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>England &amp; Wales</b>	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.