

Cresswell Road, London, SE25 4LS



Guide Price £525,000



## House - Terraced

- Victorian Style Family House
- Side Road Position
- Double Glazing & Gas Central Heating With Radiators
- Attractive Downstairs Bathroom
- Character Features Including Fireplaces etc
- The Country Park Area
- Three Bedrooms, Two Reception Rooms
- Impressive Fitted Kitchen With Oven & Hob
- In Our Opinion Good & Imaginative Décor
- No Onward Chain

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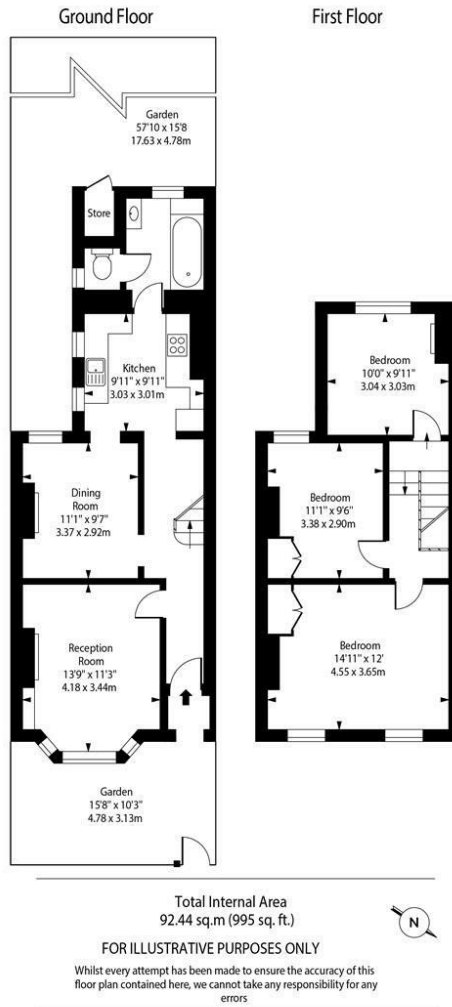
OPEN DAY SATURDAY 20TH JULY

Situated in the highly sought-after Country Park area, this charming Victorian-style family house boasts three bedrooms and two reception rooms. It is a property that simply must be viewed internally to fully appreciate its excellent decorative order. Retaining character features such as elegant fireplaces, this home is positioned on a quiet side road, conveniently close to local shops, transport, and amenities, including Norwood Junction BR/Overground Station with its frequent trains to London along with the tram link. The house features an impressive fitted kitchen, an attractive downstairs bathroom, and a pleasant rear garden, perfect for relaxation. Ample storage solutions are available, including shelves, cupboards, and a bike shed. With no onward chain, early viewing is highly recommended to secure this delightful home.

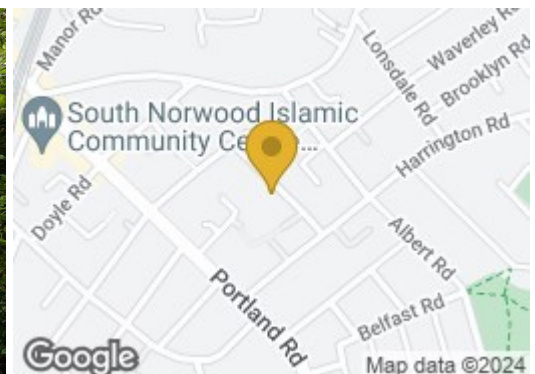
Tenure : Freehold - Croydon council band D On road parking - unallocated Water supply is metered.

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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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.