

Ladbroke Road, London, SE25 6QD



House - Terraced

- 1930's Style Character Extended Family House
- Edge Of The Grangewood Park/Whitehorse Meadow Area
- Double Glazing
- Extended Open Plan Kitchen/Dining/Family Area
- Additional Downstairs WC/Cloakroom
- Situated In A Tree Lined Side Road
- Three Bedrooms
- Gas Central Heating With Radiators
- Impressive Family Bathroom
- No Onward Chain

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Nestled in a picturesque, tree-lined side road on the edge of the Grangewood Park area and backing directly onto Whitehorse Meadow, this charming extended 1930's style family house offers an ideal blend of vintage character and modern convenience and is available with no onward chain, and we hold the keys for immediate occupation. The house is presented in good decorative order, featuring a superb open plan kitchen/dining/family room. This spacious area is perfect for contemporary living, enhanced by sliding doors that seamlessly connect the indoors with the garden, creating an ideal setting for both entertaining and everyday family life. Upstairs, you will find a contemporary bathroom, while the ground floor boasts an additional WC/Cloakroom for added convenience. There is an attractive garden which is not overlooked from the rear. Transport links are excellent, with Thornton Heath and Selhurst BR stations, as well as Norwood Junction BR/Overground station, providing easy access to central London and beyond. Local bus routes further enhance connectivity. Early viewing is advised to fully appreciate the charm and convenience of this lovely family home.

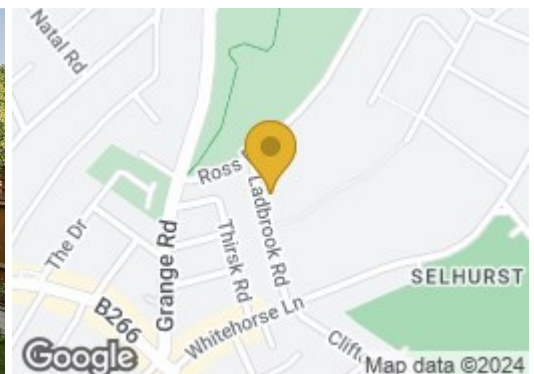
Tenure: Freehold | EPC Rating: D | Croydon Council Tax Band D | Water is metered | Unrestricted on road parking outside the property

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	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
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.