

Watcombe Road, London, SE25 4UZ



House - Terraced

- Victorian Style four bedroom family house
- Re-fitted kitchen with integrated appliances
- Contemporary first floor bathroom & ensuite shower room in the loft
- The Country Park area
- Two bedrooms on the first floor with a further two bedrooms
- Excellent decorative order throughout
- Tree lined side road
- Gas central heating with radiators
- Feature fireplaces
- Easy to manage rear garden

Watcombe Road, London, SE25 4UZ

Nestled in the charming Watcombe Road of London, this exquisite four-bedroom Victorian Style terraced house is a true gem waiting to be discovered. Boasting 2 reception rooms and 2 bathrooms spread across 1,142 sq ft, this property is a perfect blend of classic elegance and modern comfort.

As you step inside, you'll be greeted by tasteful neutral tones that create a welcoming atmosphere throughout. The open plan living and dining room is a highlight, which is of a good size with a character style fireplace. There is a beautiful refitted kitchen with Shaker style units new in 2024. Upstairs, a family re-fitted bathroom awaits, along with two bedrooms adorned with charming fireplaces, while two additional bedrooms are nestled in the loft, providing ample space for a growing family or visiting guests along with an en-suite shower room. Outside, the easy-to-manage rear garden offers a tranquil retreat. The property's proximity to the Country Park and Harrington Road tram link ensures that nature and convenient transportation are just a stone's throw away. For those commuting to the city, Norwood Junction BR Overground station is conveniently located nearby, offering excellent links to London and beyond. With its prime location and impeccable condition, this Victorian terraced house is a rare find that won't stay on the market for long. Early viewing is highly recommended

Tenure: Freehold | Croydon Council band C | EPC Rating: TBC

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/en-gb/broadband-coverage> and <https://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.



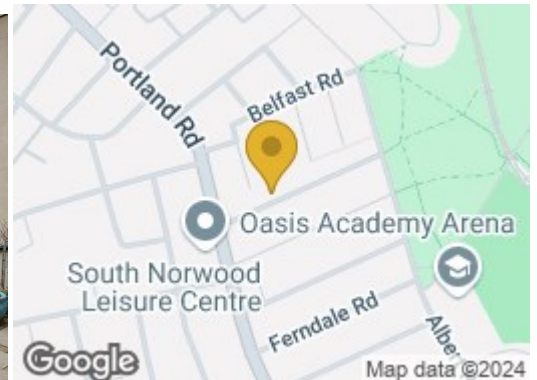
Total Internal Area
106.10 sq.m (1142 sq. ft.)
(Excluding Eaves Storage)



FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, we cannot take any responsibility for any errors

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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.