

Dinsdale Gardens, London, SE25 6LT



£460,000



House - Terraced

- Three/Four Bedroom Family House
- Double Glazing
- Requires Complete Modernisation Throughout
- Cul-De-Sac position
- Downstairs Study/Bedroom Four
- Gas Central Heating With Radiators
- Off Street Parking To The Front
- Norwood Junction BR/Overground Station & Selhurst BR Station Are Local
- Upstairs Bathroom In Need Of Modernisation
- Potential To Extend Subject To The Usual Consents

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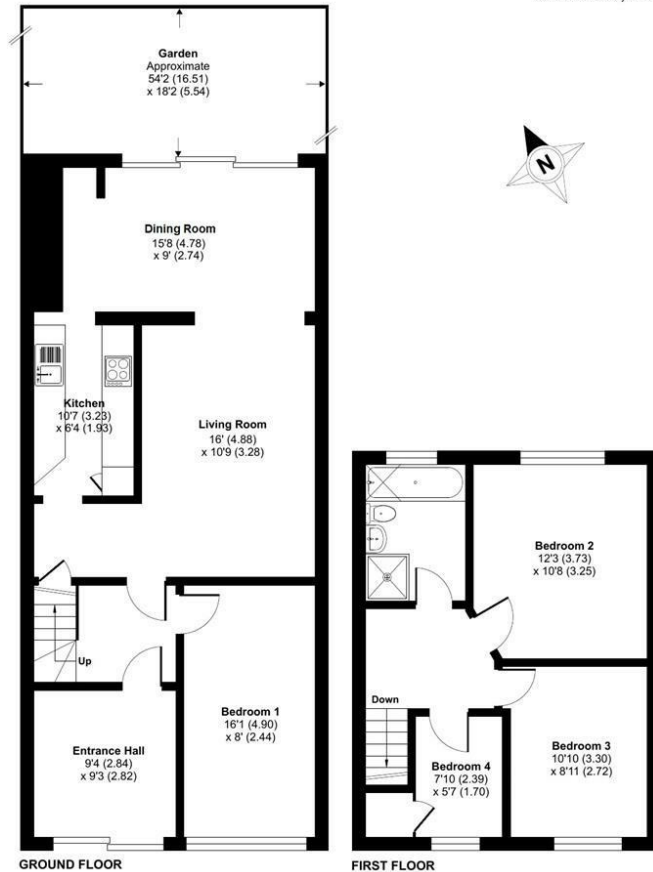
Nestled in a peaceful cul-de-sac, this three/four-bedroom family house presents an excellent opportunity for a complete modernisation project. The property features a spacious living room, a conservatory, a kitchen that awaits a contemporary update and a versatile fourth bedroom on the ground floor that was formerly a garage (no building regulations found). Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. The property offers off-street parking at the front, providing convenience and ease of access. The house, which has been cherished by the same family for some 30 years, does offer significant potential to personalise and modernise according to your taste. Its prime location offers easy access to Norwood Junction BR/Overground Station and Selhurst BR Station, as well as the local amenities of South Norwood High Street. This is a fantastic opportunity to create a modern home in a desirable area. Early viewing is highly recommended.

Tenure: Freehold - Croydon Council tax band D - EPC RATING - C - OFF ROAD PARKING

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 = 1180 sq ft / 109.6 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). © nitchcom 2024. Produced for Home Castle. REF: 1181143

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(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.