

Manor Road, London, SE25 4TD



## House - Terraced

- Substantial Victorian Style Family House
- Side Road Position
- Gas Central Heating With Radiators
- Refitted Tiled First Floor Bathroom
- Attractive & Imaginative Décor
- Four Bedrooms
- Double Glazing
- Large Kitchen/Breakfast Room Fully Fitted With Oven & Hob
- Open Plan Living/Dining Area
- No Onward Chain

# Manor Road, London, SE25 4TD

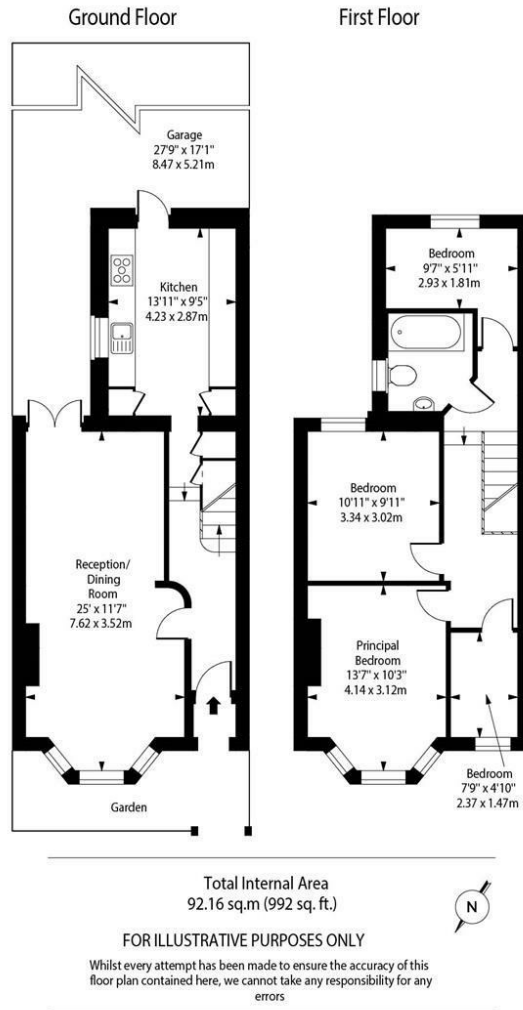
GUIDE PRICE £450,000 - £475,000

Located on a side road, this substantial four-bedroom Victorian-style family home offers impressive living space and must be viewed internally to fully appreciate its charm. The property features double glazing and gas central heating with radiators, ensuring comfort throughout. The spacious living/dining area is open-plan, perfectly suited to modern living. The first floor boasts a contemporary bathroom that has been stylishly retiled along with four bedrooms. The house is finished with attractive and tasteful décor, creating a warm and inviting atmosphere. This property is offered with no onward chain, facilitating a smooth and straightforward purchase. Transport links are excellent, with local bus routes, the tram link at Harrington Road, and Norwood Junction BR/Overground Station, providing frequent train services to London. The Country Park is nearby, known as a local beauty spot and ideal for outside recreation. Early viewing is highly recommended to appreciate all this home has to offer. We cannot find building regulations for this property.

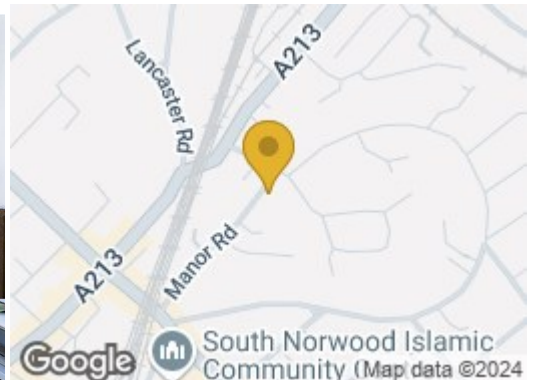
Tenure: Freehold | EPC Rating: D | Croydon Council Tax Band D - Permit Street Parking

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/>



| 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>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| <b>68</b>                                   |           |
| 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.