

Brooklyn Road, London, SE25 4NQ



House - Terraced

- 1930's Style Family House
- Three Bedrooms
- Double Glazing
- First Floor Family Bathroom
- Does Require Some Updating & Offers Opportunity & Potential
- The Brooklyn/Country Park Area
- Open Plan Kitchen/Dining/Family Room
- Gas Central Heating With Radiators
- Additional Downstairs Cloakroom/WC
- The vendor informs us the tenants are vacating on the 6th October - No Onward Chain

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GUIDE PRICE £450,000 - £475,000 - Nestled in a tree-lined side road within the highly sought-after Brooklyn/Country Park area, this charming 1930's style family home offers an excellent opportunity for buyers. The property boasts three bedrooms and an expansive open-plan kitchen/dining/family room, perfect for modern living (no building regs found). The home is equipped with double glazing and gas central heating with radiators throughout. A family bathroom is located on the first floor, complemented by a convenient downstairs WC/cloakroom. While the property is in need of some updating, it presents a fantastic chance to personalize and add value. The home is offered with no onward chain, making for a smooth purchase process. Excellent local transport links include bus routes, the tram link at Harrington Road, and Norwood Junction BR/Overground Station, providing frequent services to London. Additionally, the nearby Country Park, a local beauty spot, offers plenty of outdoor recreational opportunities. Early viewing is highly recommended. We cannot find building regulations for this property.

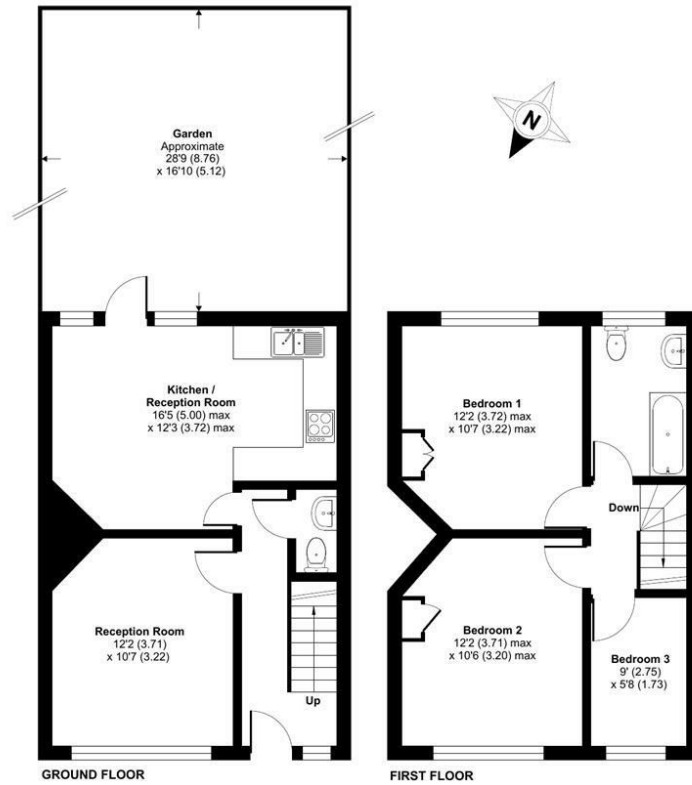
Tenure: Freehold | EPC Rating: D | Croydon Council Tax Band D

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 = 808 sq ft / 75 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). © ricscom 2024. Produced for Home Castle. REF: 1178435

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.