

Pittville Gardens, London, SE25 4DJ



House - End Terrace

- Contemporary Four Bedroom End Of Terrace Townhouse
- Near To The Sought After Norwood Lake Area
- Wider Than Usual Garden
- Kitchen/Breakfast Room
- Downstairs WC & Two Additional Bathrooms
- Double Glazing & Gas Central Heating
- Off Street Parking
- Cul-De-Sac Location
- Is In Need Of Some Modernisation
- No Onward Chain We Hold Keys

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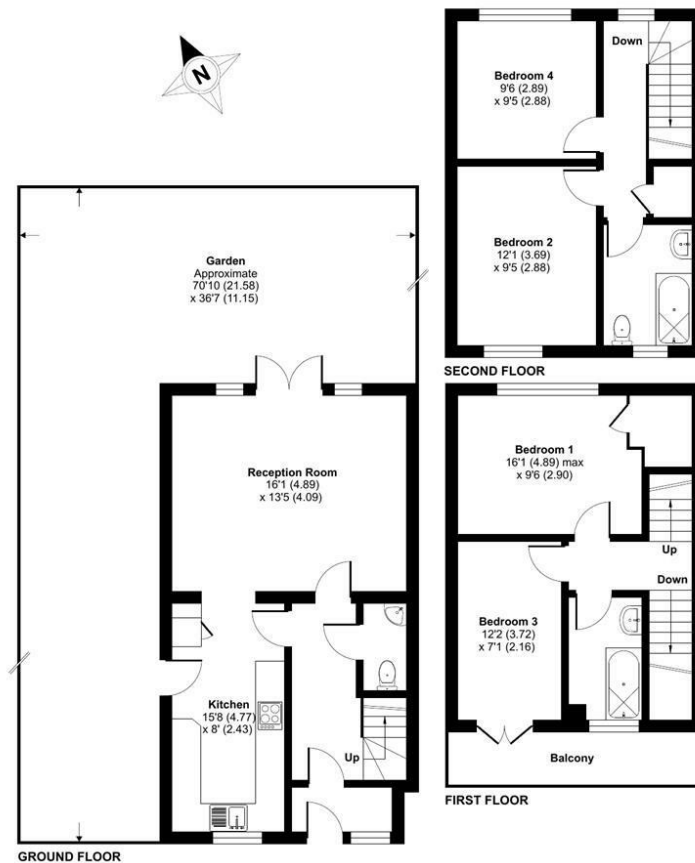
This contemporary four-bedroom end-of-terrace townhouse, placed in a cul-de-sac in the highly desirable Norwood Lake area, boasts a generous side plot with potential for extension (subject to the usual consents). Offering an exciting opportunity for modernisation, the property features four spacious bedrooms, two family bathrooms, and a convenient ground-floor WC. The ground floor comprises a large kitchen/breakfast room that opens into an expansive living area with direct access to a private garden, ideal for family living and entertaining. The first floor houses two bedrooms, including a front-facing bedroom with double doors leading to a charming balcony, as well as a family bathroom. The second floor offers two additional bedrooms and another family bathroom. Additional advantages include off-street parking and the convenience of being sold with no onward chain, making this an appealing opportunity for potential buyers. Transport is provided by local buses and Norwood Junction BR/Overground station with its frequent trains to London serves the area.

Tenure: Freehold | EPC Rating: C | Croydon Council Tax Band E

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/>

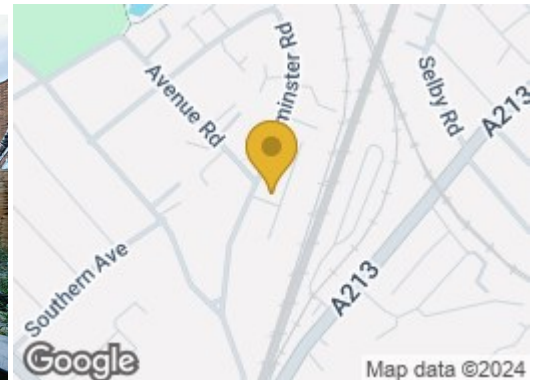
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Approximate Area = 1188 sq ft / 110.3 sq m
For identification only - Not to scale



Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Home Castle. REF: 1189121

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