

Whitehorse Lane, London, SE25 6RA



## House - Semi-Detached

- Character Family House
- Two Bathrooms (One En-Suite)
- Double Glazing & Gas Central Heating With Radiators
- Conservatory
- The Property Benefits From Off Road Parking
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Oven & Hob
- Fitted Wardrobes To Bedroom One
- No Onward Chain & We Hold Keys

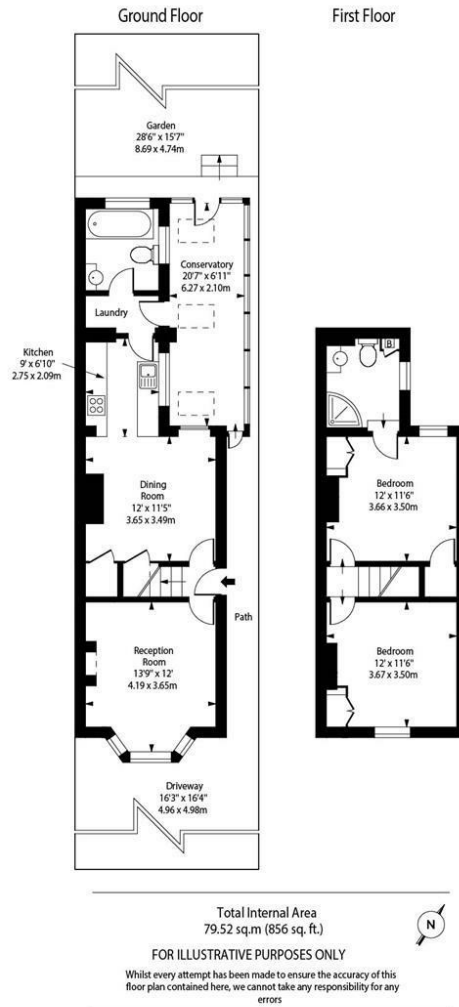
# Whitehorse Lane, London, SE25 6RA

Situated on the edge of the Whitehorse Meadow area, this charming two-bedroom, two-reception room character family house is a must-see, with its unique blend of features and inviting atmosphere. One of the property's standout benefits is the inclusion of two bathrooms, one of which is an en-suite, offering added convenience. The ground floor showcases a particularly attractive fitted kitchen and a spacious conservatory, perfect for additional living or entertaining space. Upstairs, bedroom one includes a fitted wardrobe. The entire home is finished in a stylish, neutral décor. The property also benefits from off-road parking, a rare advantage in this area. With no onward chain and keys available for immediate viewing, this home is ready to move into. The vendors had some damp work carried out in the conservatory in 2019. Excellent transport links are provided by local bus routes, along with Selhurst, Thornton Heath BR Stations, and Norwood Junction BR/Overground Station, all within easy reach.

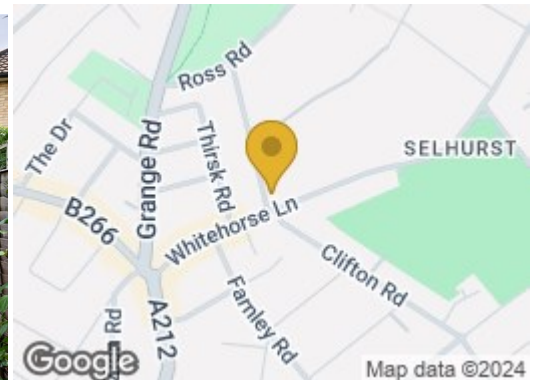
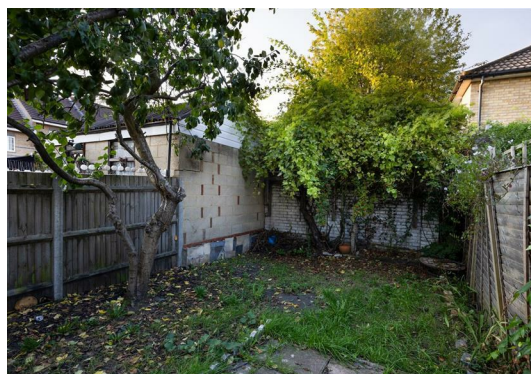
Tenure: Freehold | EPC Rating: D | Croydon Council Tax Band C | We cannot trace building regulations for this property.

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>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.