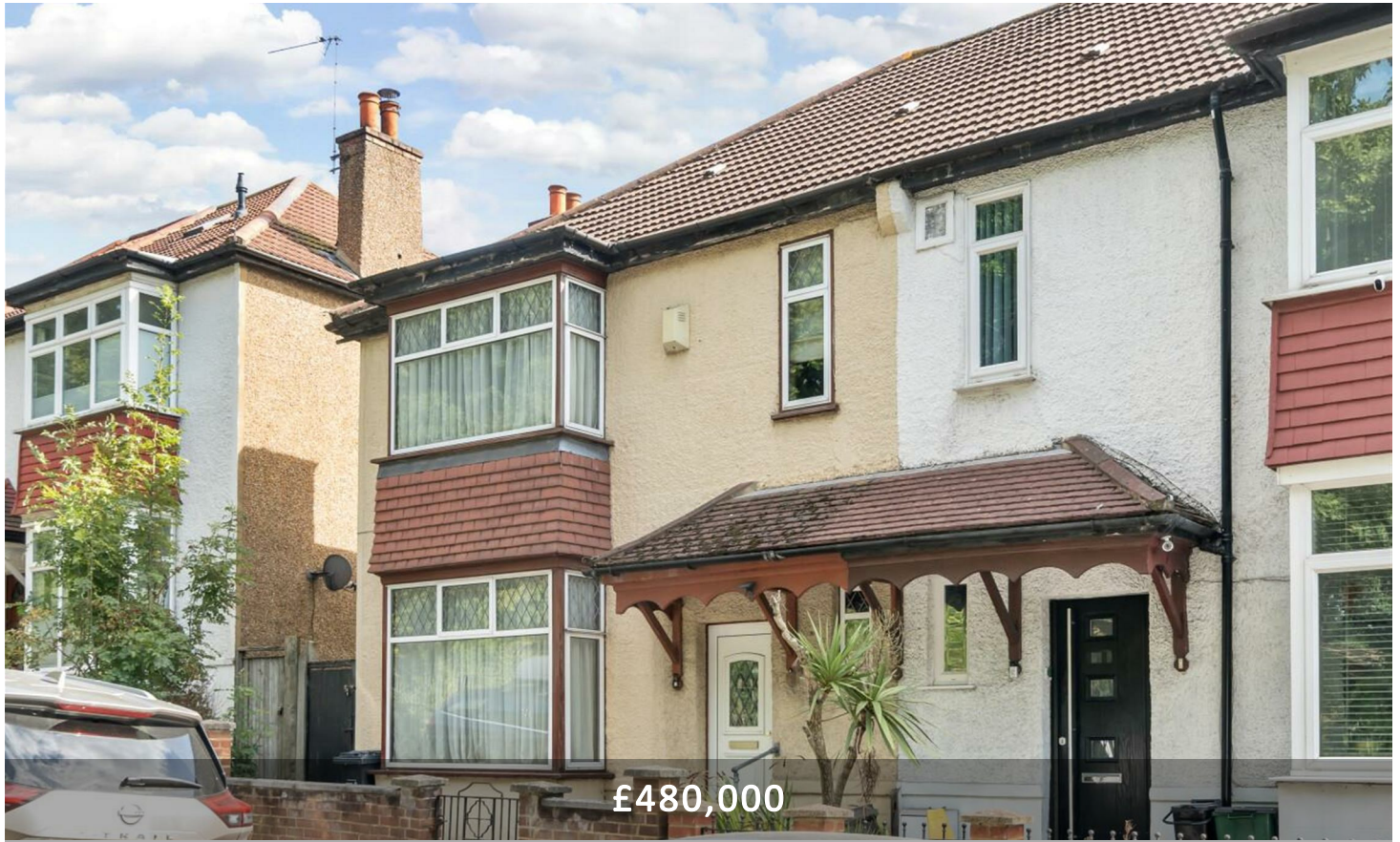


Ross Road, London, SE25 6TN



House - Semi-Detached

- 1930's Style Four Bedroom Semi-Detached Family House
- Large Separate Reception Room
- Does Require Modernisation
- Open Plan Kitchen/Dining
- Suitable for cash buyers due to works required. We hold a structural survey, please ask for details
- Gas Central Heating With Radiators
- Upstairs Family Bathroom and outside WC
- Large Basement With Huge Potential (This Is Subject To The Usual Consents)
- Opens onto Whitehorse Lane Meadows
- The Grange Park Area

Ross Road, London, SE25 6TN

WE HOLD A STRUCTURAL SURVEY WHICH THE VENDOR WISHES FOR PROSPECTIVE BUYERS TO READ BEFORE ARRANGING A VIEWING. This spacious four-bedroom semi-detached family house has been substantially reduced from an original asking price of £625,000 and offers incredible potential for transformation. Placed with Whitehorse Lane Meadow to the rear and over looks Grangewood Park to the front. Having been owned by the same family for approximately 40 years, it comes with a strong sense of history and provenance. The ground floor includes a large, separate reception room and a bright open-plan living, dining, and kitchen area with doors opening onto a decking area that overlooks the rear garden. There is a substantial basement, which could be converted into an additional living space along with further potential to add a loft conversion, subject to necessary consent and an outside WC.. Upstairs, there are four generously sized bedrooms and a family bathroom. The property does require modernisation, but offers a fantastic opportunity for cash buyers/developers/investors. The house was underpinned in 1992 no building regulations found. Probate granted. No onward chain - Only suitable for cash buyers due to works required.

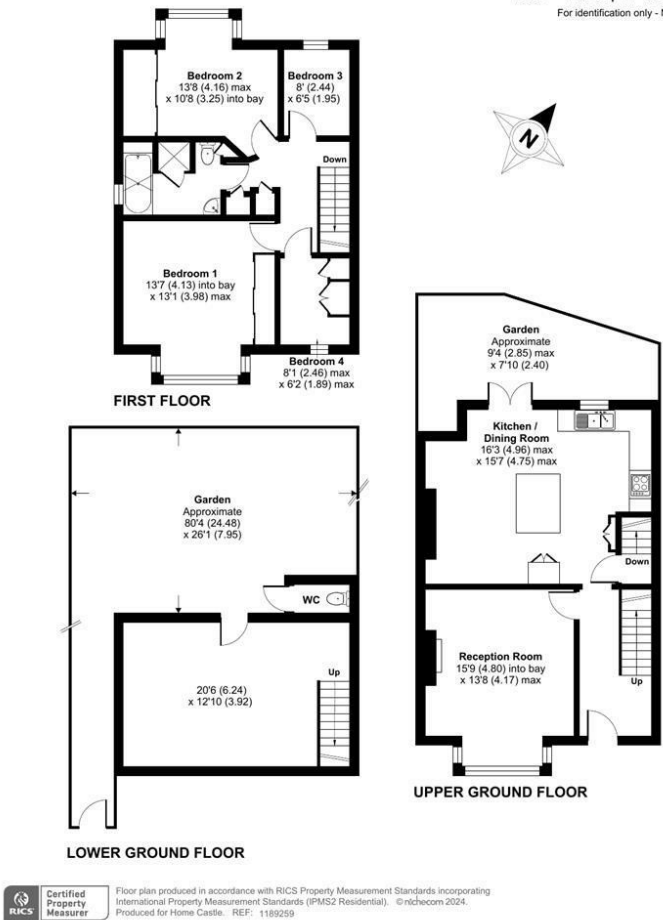
Tenure : Freehold - Croydon council band E - EPC: D

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.

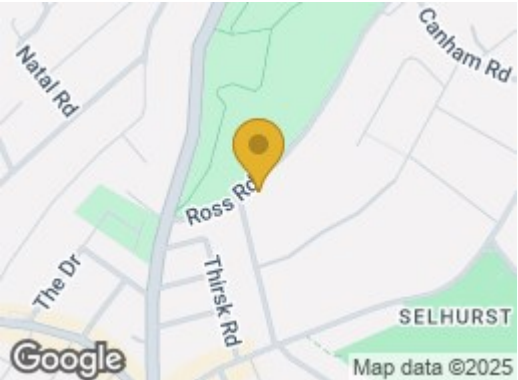
For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

Ross Road, London, SE25

Approximate Area = 1424 sq ft / 132.2 sq m
Outbuilding = 13 sq ft / 1.2 sq m
Total = 1437 sq ft / 133.4 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.