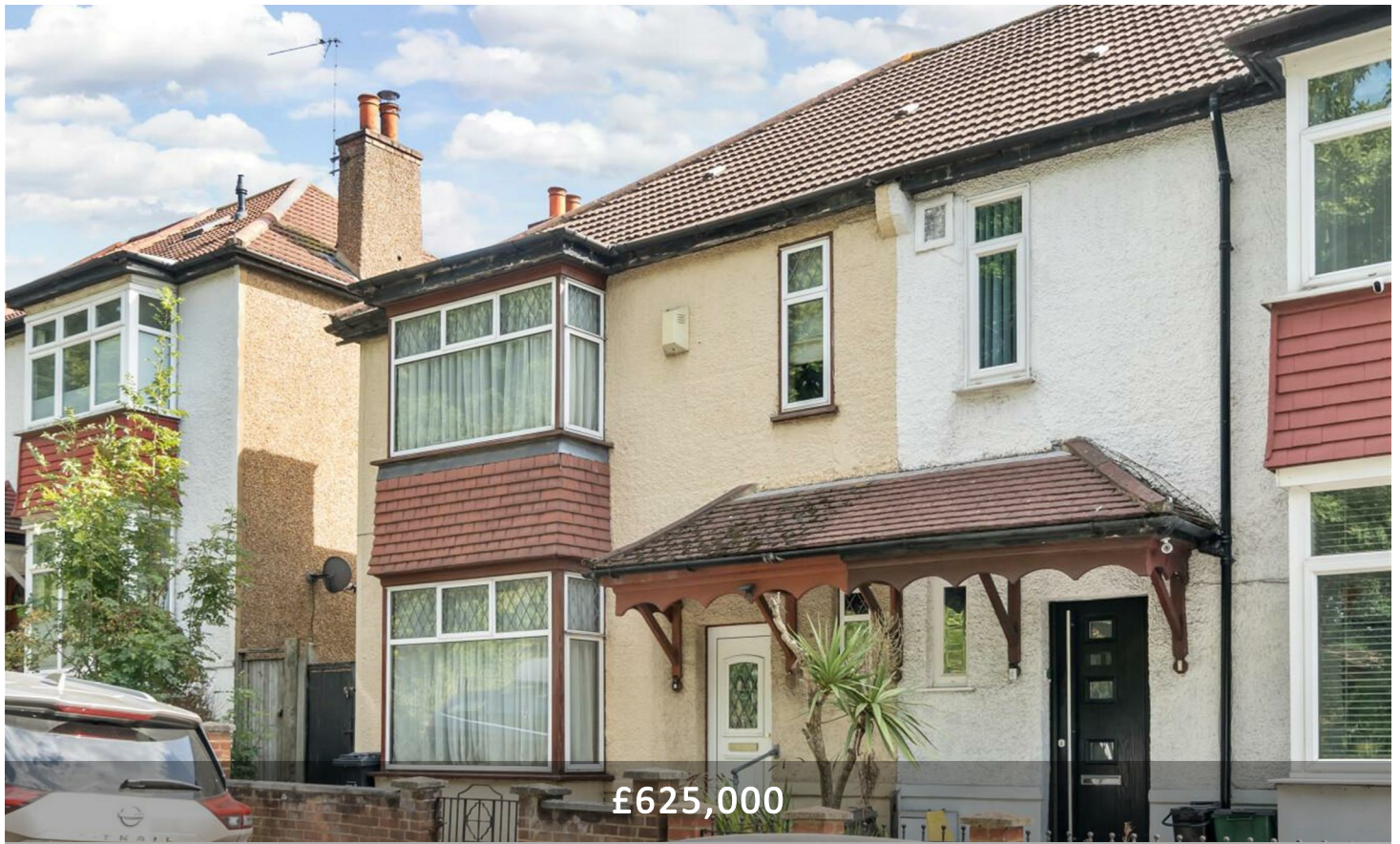


Ross Road, London, SE25 6TN



House - Semi-Detached

- 1930's Style Four Bedroom Semi-Detached Family House
- Large Separate Reception Room (Fire Surround Not Remaining)
- Does Require Modernisation
- Open Plan Kitchen/Dining
- Tree Lined Side Road
- 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

This spacious four-bedroom semi-detached family house 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 (note: the fire surround is not included), and a bright open-plan living, dining, and kitchen area with doors opening onto a decking area that overlooks the rear garden, ideal for entertaining. There is a substantial basement, which could be converted into an additional living space, subject to necessary consent and an outside WC for added convenience. Upstairs, there are four generously sized bedrooms and a family bathroom. The property does require modernisation, but offers a fantastic opportunity to create a personalized dream home. The house was underpinned in 1992 no building regulations found for this and the open plan kitchen. Probate has been applied for but not yet granted. The house is conveniently situated near the scenic Grangewood Park and benefits from excellent transport links, including Norwood Junction BR/Overground Station and Thornton Heath Station. No onward chain and an internal viewing is highly recommended to fully appreciate its potential.

Tenure : Freehold - Croydon council band E - EPC: To be confirmed

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/>

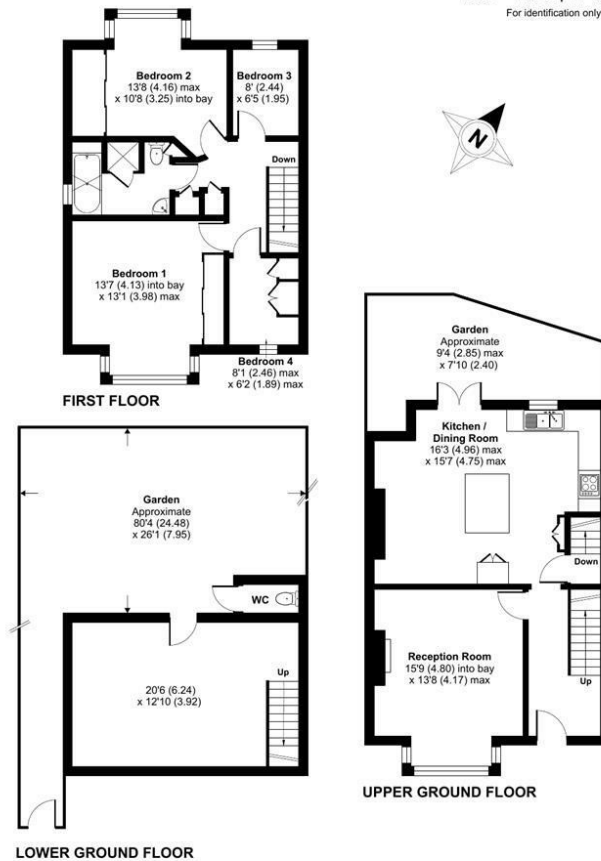
Ross Road, London, SE25

Approximate Area = 1424 sq ft / 132.2 sq m

Outbuilding = 13 sq ft / 1.2 sq m

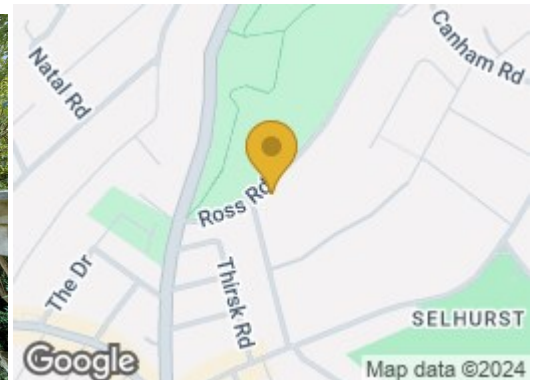
Total = 1437 sq ft / 133.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Home Castle. REF: 1189259

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.