

Woodvale Avenue, London, SE25 4AE



£670,000



House - Terraced

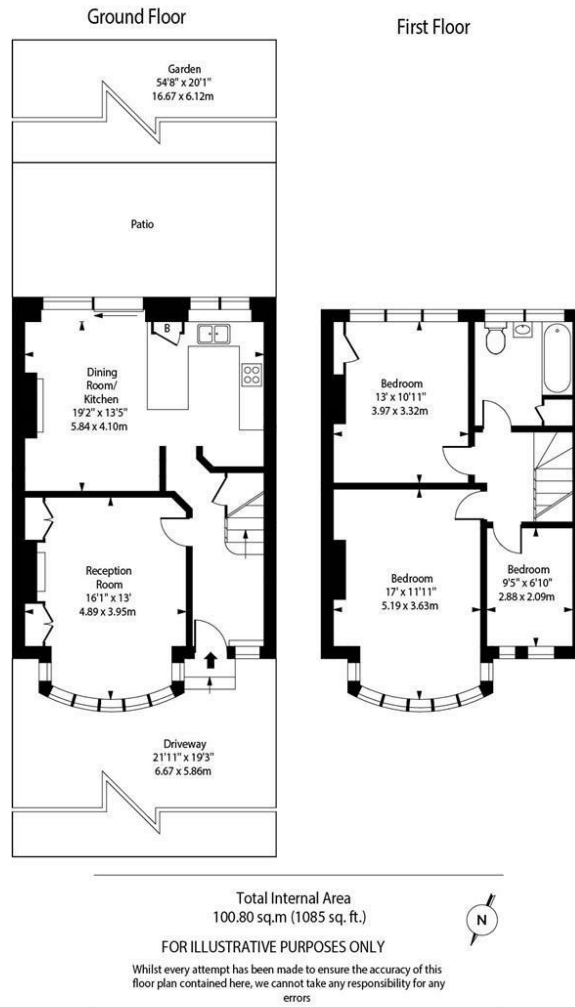
- Classic character 1930's Style Three Bedroom Terraced House
- Situated In a Sought After Position Near To Norwood Lake and parkland
- Lovely Open Plan Kitchen/Diner/family room With Integrated Appliances
- Fitted Wardrobes To Bedroom Two
- Must Be Seen Internally To Be Appreciated
- Off Street Parking To The Front
- The Norhyrst area in a tree lined side road
- Refitted Family Bathroom
- Gas Central Heating With Radiators & Double Glazing
- Potential To Extend (Subject To Consents)

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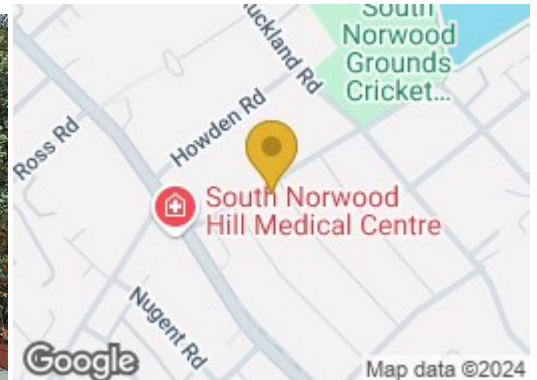
A charming, three-bedroom terraced family home that embodies the classic 1930s style, which we are informed has been in the same family ownership for about 40 years. Situated in the sought-after Norwood Lake area, the property offers the added convenience of off-street parking at the front. The house is presented in excellent decorative order throughout and boasts a bright, airy living room with a beautiful bay window and stripped wooden flooring, enhancing its timeless charm. The ground floor also features an open-plan, recently refitted kitchen/diner with a breakfast bar that overlooks a delightful rear garden, complete with a decking area ideal for outdoor dining and relaxation. Upstairs, there are three bedrooms. One of the secondary bedrooms comes with fitted wardrobes for extra storage space. The newly refurbished family bathroom is modern, featuring stylish fixtures and a rainfall shower. The home is conveniently located near Norwood Junction BR/Overground Station, making commuting easy. Given its appeal and location, early viewing is highly recommended to avoid disappointment.

Tenure: Freehold | EPC Rating: C | Croydon Council Tax Band E | Electric charger installed at the property - No building regulations found

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		72	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.