

Lonsdale Road, London, SE25 4JJ



£550,000



## House - Semi-Detached

- Classic 1930's Style Semi-Detached House
- Double Glazing & Gas Central Heating With Radiators
- Three Bedrooms Plus Fourth Bedroom/Office On The Ground Floor
- The Vendor Informs Us No Onward Chain
- Norwood Junction BR/Overground Station Serves The Area
- The Brooklyn/Country Park Area
- Refitted Open Plan Kitchen/Diner?
- Tree Lined Side Road
- Offers Opportunity & Potential
- Separate Utility Room & Downstairs WC

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This charming 1930s-style semi-detached house is situated in the highly desirable Brooklyn/Country Park area. Offering 3/4 bedrooms, the property boasts a spacious ground floor, featuring a good-sized living room and an open-plan kitchen/dining area. The original garage has been thoughtfully converted into a versatile fourth bedroom or office space. There is also a good sized utility room and a downstairs WC. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. The home is in excellent condition throughout, with a generous rear garden providing ample outdoor space. Another notable advantage is the vendor informs us there is no onward chain. Located near the beautiful Country Park, there are plenty of opportunities for outdoor activities. The area is well-connected, with Norwood Junction BR/Overground station and Harrington Road tram link just a short distance away, ensuring easy access to transport links. This property perfectly blends period charm with modern convenience, making it an ideal family home.

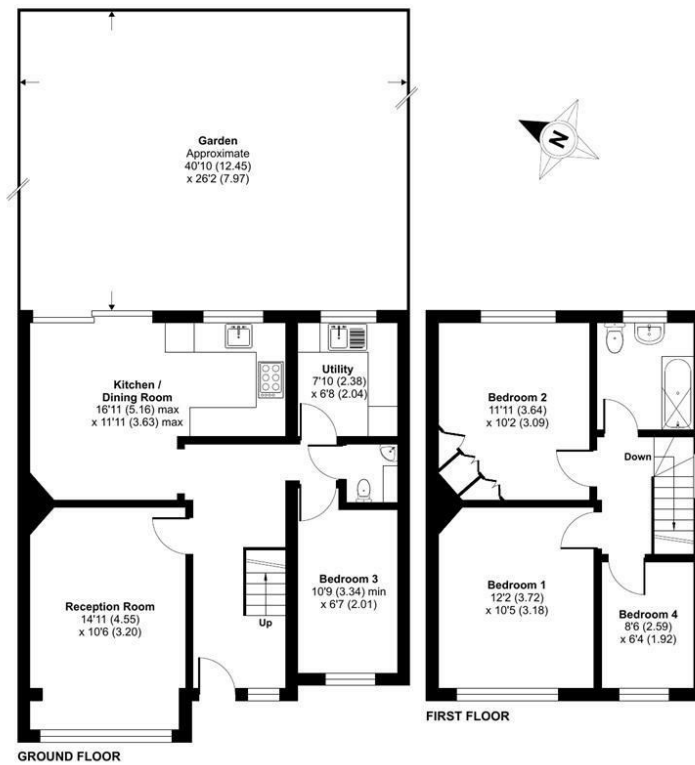
Tenure: Freehold - Croydon council band D EPC Rating:

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/>

## Lonsdale Road, London, SE25

Approximate Area = 1045 sq ft / 97 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). © ricscom 2024. Produced for Home Castle. REF: 1189901

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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.