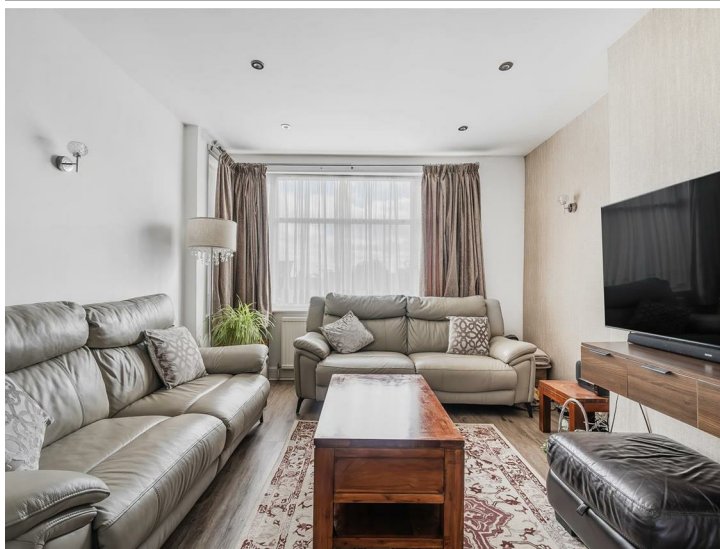


Parry Road, London, SE25 6RJ



## House - End Terrace

- Four Bedroom End Of Terrace 1930's Style Character Family House
- Placed In A Pleasant Side Road With The Whitehorse Meadow At The End
- Two Bathrooms (One On The Ground Floor)
- A Contemporary Open Plan Ground Floor Design
- Attractive Decor Throughout
- The Sought After Grangewood Park Area
- Gas Central Heating With Radiators & Double glazing
- Impressive Kitchen/Breakfast/Family Room Leading To A Garden To Rear
- Good Sized Garden To Rear
- Bedroom Four Is A Ground Floor Side Annex With Its Own Access & Ensuite Facilities

# Parry Road, London, SE25 6RJ

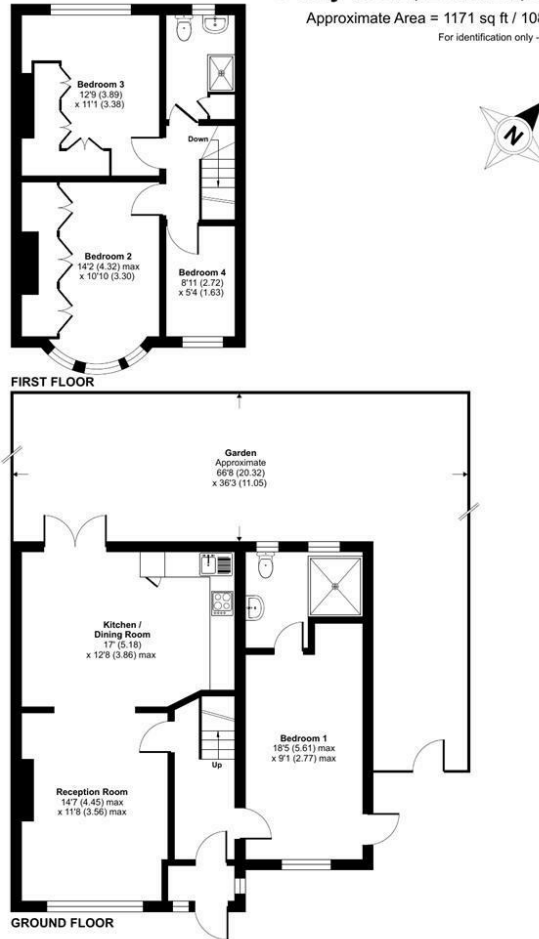
Nestled on a charming side road leading to Whitehorse Meadow, and situated in the highly sought-after Grangewood Park area, this delightful 1930s-style character four-bedroom end-of-terrace family home offers space in abundance. Upon entry, you'll be greeted by the bright and contemporary open-plan design on the ground floor with a stunning kitchen/breakfast/family room that seamlessly opens onto a generous rear garden. The property features two modern bathrooms and is beautifully finished throughout, with tasteful décor, including fitted wardrobes in the master bedroom and bedroom two. Bedroom four offers flexible living arrangements, functioning as a side annex with its own private entrance and en-suite bathroom—ideal for accommodating an elderly relative, a teenager seeking privacy, or even as a potential rental opportunity, subject to the necessary consents. The property is perfect for a commuter requiring access into the City as Norwood Junction station offers direct services into London Victoria, London Bridge and London Blackfriars. There are also local bus routes and the tram link at Harrington Road. A diverse selection of amenities is on South Norwood High Street and the Crystal Palace Triangle is only a short journey away, boasting a wide array of independent shops, gastro pubs and restaurants. This home truly must be viewed internally to be fully appreciated, and early viewing is highly recommended.

Tenure: Freehold | EPC Rating: TBC | Croydon Council Tax Band D | We cannot find any building regulations for the open plan layout and the kitchen/family/breakfast room (However an indemnity policy is available).

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>.

## Parry Road, London, SE25

Approximate Area = 1171 sq ft / 108.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © rihcecom 2024. Produced for Home Castle. REF: 1204662

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(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.