

Percy Road, London, SE25 5NA



£330,000



House - End Terrace

- Two Bedroom Character Style End of Terrace Family House
- Side Road Position
- Double Glazing
- Upstairs Bathroom
- Vacant, No Onward Chain - We Hold Keys
- Needs Complete Modernisation & Extensive Work Throughout
- Kitchen/Dining Room
- Gas Central Heating With Radiators (Not Tested)
- The Rear Garden Needs Attention & Fencing
- Cash Buyers Preferred. However, If You Are Considering A Mortgage, Please Check With Your Lenders Before Viewing

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Notice Of Offer:
Property Address: 31 Percy Road, SE25 5NA
We advise that an offer has been made for the above property in the sum of £320,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 69 High Street, SE25 6EB
Agents Telephone Number: 0208 771 1448

Nestled in a quiet side road, this two-bedroom halls adjoining end of terrace character-style house presents a unique opportunity for renovation enthusiasts or investors. The property requires complete modernisation throughout, making it an ideal project for those looking to add value and their personal touch. On the ground floor there is a living room with a separate open plan kitchen/diner. Upstairs, you'll find a bathroom serving the two bedrooms. The rear garden, though currently in need of attention along with new fencing, holds potential for transformation into a lovely outdoor space.

There is no onward chain, and keys are held, making the buying process more straightforward. Conveniently located near Norwood Junction BR/Overground Station, offering frequent train services to London. The nearby Harrington Road Tram Link and local bus routes provide excellent transport connections. Local shops are within easy reach, adding to the property's appeal. Properties in need of significant renovation are highly sought after, so early viewing advised. We are instructed that the property is to remain on the market until exchange of contracts, therefore your legal and survey fees may be at risk.

Tenure: Freehold - Croydon council tax band: C - Parking is pay & display

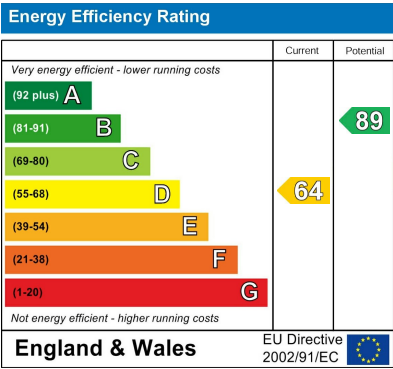
We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.
For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

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Approximate Area = 632 sq ft / 58.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Home Castle. REF: 1230363



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.