

Clifton Road, London, SE25 6QA



## House - Terraced

- Character Style Family House
- Two Good Sized Bedrooms
- Dining Room Has Underfloor Heating
- Lovely Rear Garden With Brick Style Patio
- Must Be Viewed Internally To Be Appreciated
- Side Road Position
- Two Reception Rooms
- Gas Central Heating With Radiators & Double Glazing
- Downstairs Bathroom
- Thornton Heath, Selhurst BR Stations & Norwood Junction Serves The Area

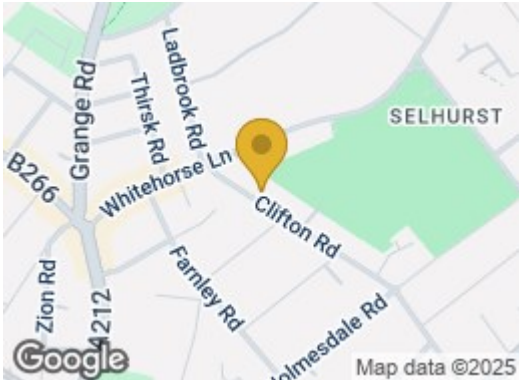
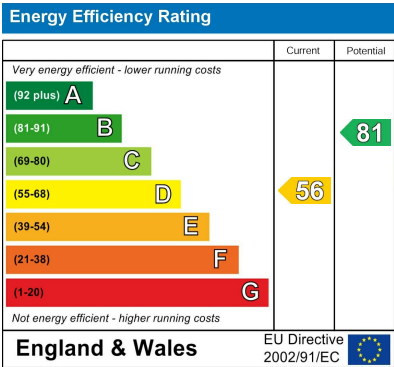
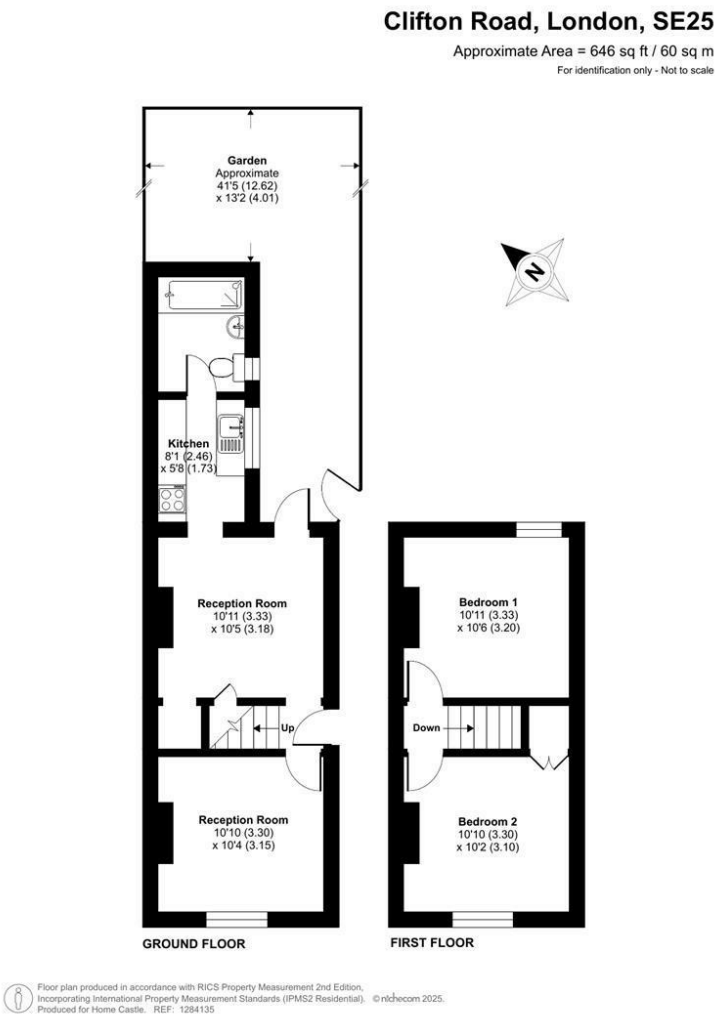
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Early viewing is highly recommended for this charming two-bedroom character-style family home, ideally situated on the borders of South Norwood, Selhurst, and Thornton Heath. Beautifully presented in good decorative order throughout. The property offers bright and airy accommodation with two separate reception rooms with the living room having feature shelving. The dining room benefits from under floor heating and has direct access to the rear garden with brick built patio and lawn area. There is also a modern refitted kitchen and a downstairs bathroom on the ground floor. On the first floor there are two well-proportioned bedrooms. Located close to both Thornton Heath BR and South Norwood BR/Overground Stations and both high streets. residents can enjoy a vibrant mix of shops, cafes, and local amenities, making this an ideal home for families and professionals alike.

Tenure: Freehold - Croydon council band C - £2,204.87 - EPC rating D - On Street Parking

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>



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.