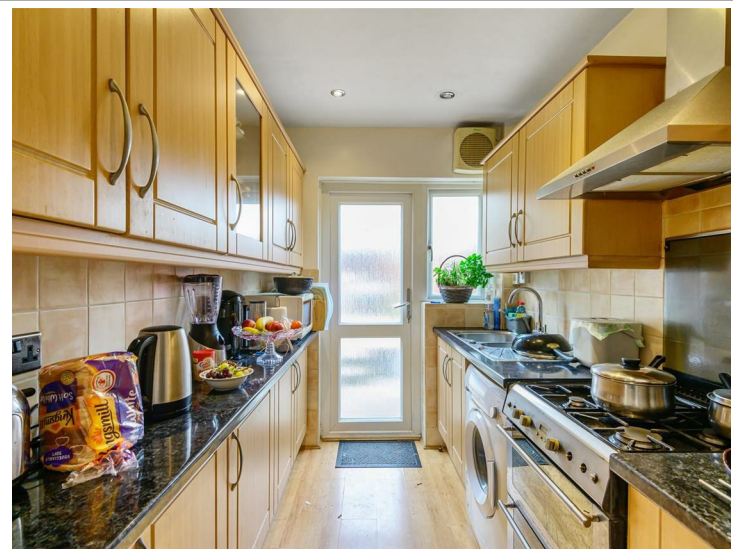
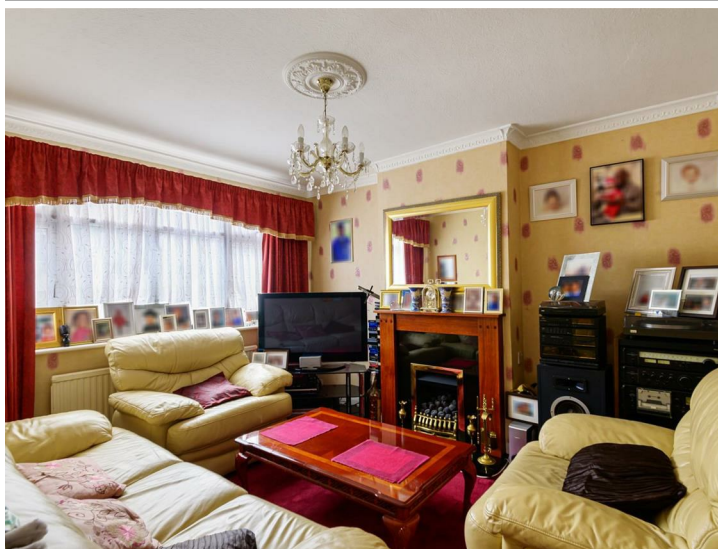


Brooklyn Road, London, SE25 4NQ



Offers In Excess Of £450,000



House - Terraced

- Three Bedroom 1930's Style Family House
- Upstairs Family Bathroom
- Must Be Viewed Internally To Be Appreciated
- Refitted Kitchen
- Has Been Owned By The Same Family for over 30 years
- Double Glazing
- Situated In The Sought After Brooklyn Area
- Gas Central Heating With Radiators
- In A Tree Lined Side Road
- Norwood Junction BR/Overground Station Serves The Area

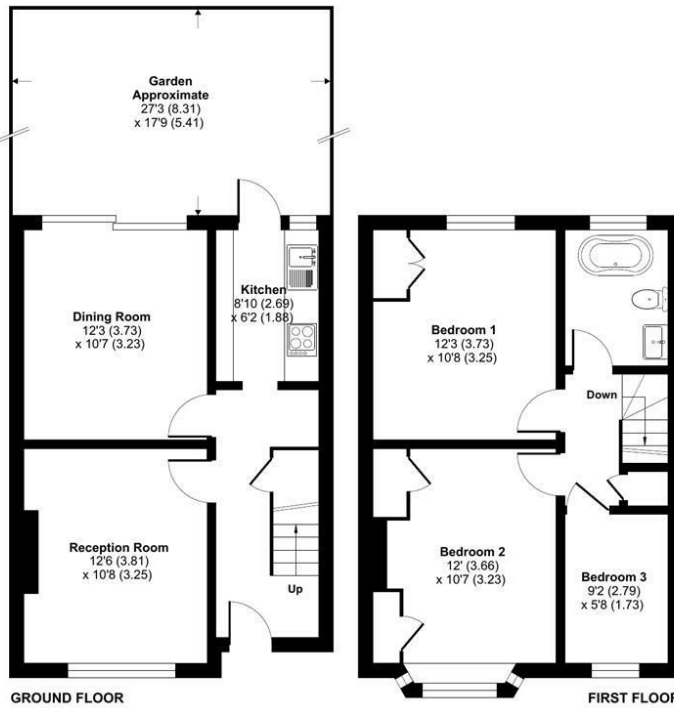
Brooklyn Road, London, SE25 4NQ

Chain free, classic, three bedroom, 1930's style, family house in a tree lined side road in the Brooklyn area near to the Country Park. These properties in the Brooklyn area are always sought after so early viewing is advised. This property has been in the same family ownership for some thirty plus years which shows how much the owners have enjoyed living at the house and the area in general. The accommodation is arranged over two floors comprising of two separate reception rooms along with a re-fitted kitchen with doors opening onto a low maintenance rear garden with brick style patio. Upstairs there are three bedrooms and a fitted bathroom in white. Further benefits include gas central heating with radiators and double glazing. This house will make a lovely family home and must be viewed internally to be appreciated and in our opinion does offer opportunity and potential. Norwood Junction BR/Overground area is nearby with exceptional links into London along with Harrington Road tramlink and local buses. Early viewing advised.

Tenure: Freehold
 Croydon council tax band D: £1,965.66
 EPC RATING: C

Brooklyn Road, London, SE25

Approximate Area = 864 sq ft / 80 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). © nitchcom 2022. Produced for Home Castle. REF: 901841

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.