

Malden Avenue, London, SE25 4HS



House - End Terrace

- Probate Sale By Order Of The Executor
- Three Bedrooms. The Brooklyn/Country Park Area
- Double Glazing
- Requires Updating & Therefore Offers Opportunity & Potential
- We Are Informed Has Been Owned By The Family Since The 1970's
- 1930's Style End Of Terrace Family House
- Placed In a Tree Lined Side Road
- Gas Central Heating With Radiators
- Parking & Compact Garage To One Side
- No Onward Chain

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GUIDE PRICE £475,000 - £500,000

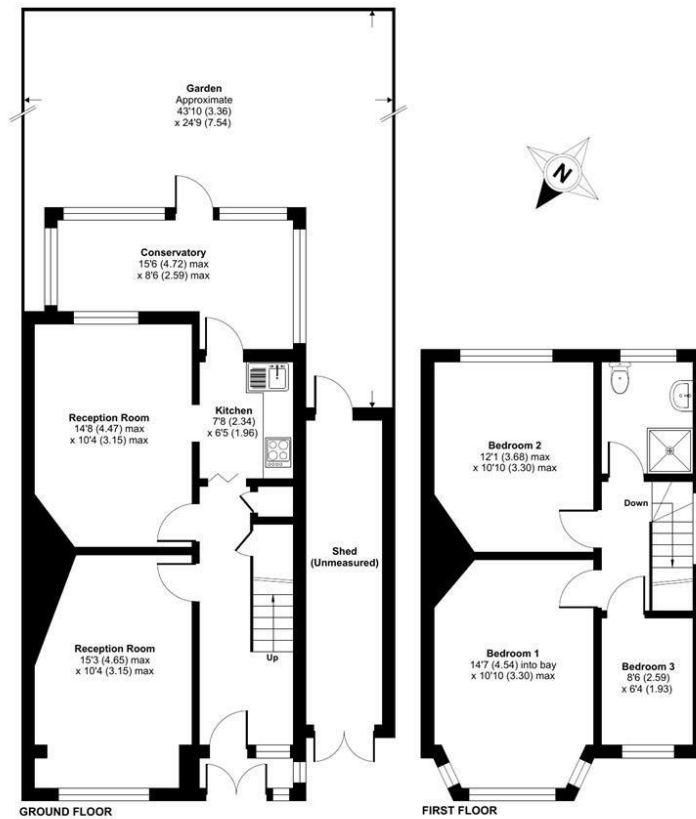
Located in the highly sought-after Brooklyn/Country Park area in a tree lined side cul-de-sac this three-bedroom, end-of-terrace 1930's style family house presents a unique opportunity for those looking to add their own touch to a charming property. This is a probate sale by order of the Executor, with the added benefit of no onward chain, making the buying process more straightforward. The house, which has been cherished by the same family since the 1970s, requires some updating, offering significant potential to modernize and personalize according to your tastes. Downstairs there are two separate reception rooms and a conservatory and on the first floor, three bedrooms and a family bathroom. A key advantage of this property is the off-road parking and a compact garage to one side, providing convenience and additional storage space. The location is well-served by excellent transport links, including the tram link at Harrington Road and Norwood Junction BR/Overground station, offering frequent trains to London. For outdoor enthusiasts, the nearby Country Park, a local beauty spot, provides ample opportunities for recreation and relaxation. With its blend of potential, location, and charm, early viewing of this property is highly recommended.

Tenure: Freehold | EPC Rating: D | Croydon Council Tax Band D - Water Meter Yes

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 = 1075 sq ft / 99.8 sq m (excludes shed)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricschem 2024. Produced for Home Castle. REF: 1177455

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.