

Howard Road, London, SE25 5BY



## House - Terraced

- GUIDE PRICE £430,000 - £440,000
- Gas Central Heating With Radiators & Double Glazing
- Open Plan Living Room
- Off Street Parking
- Norwood Junction BR/Overground Station Nearby
- 1930's Style Two Bedroom Terraced House In a Side Road
- Edge Of The Woodside Green Area
- Refitted Kitchen & Bathroom
- In Our Opinion Early Viewing Advised
- No Onward Chain

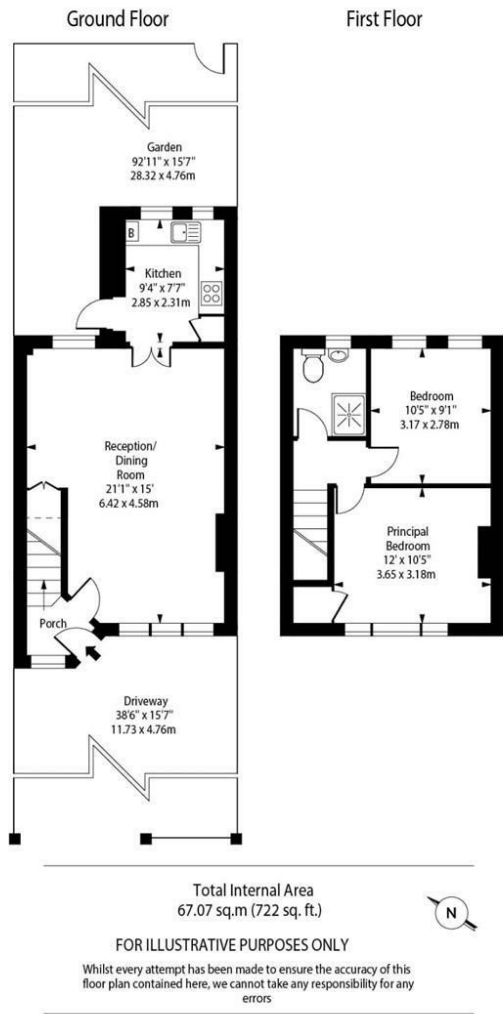
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This charming two-bedroom terraced home presents an excellent opportunity for first-time buyers and buy-to-let investors alike. The property boasts a spacious open-plan living room, a well-proportioned fitted kitchen with washing machine, cooker and fridge freezer being included, and a delightful good sized rear garden. Upstairs, you will find two generously sized double bedrooms and a modern wet room. At the front, there is off-street parking for added convenience. The property also benefits from being offered with no onward chain, ensuring a smooth and efficient purchasing process. Ideally located near Norwood Junction BR/Overground station, this home offers quick and convenient access to central London. It is also close to South Norwood High Street, which offers a variety of shops, as well as being within easy reach of South Norwood Country Park and Norwood Lakes. An early viewing is highly recommended to appreciate all this property has to offer.

Tenure: Freehold - Croydon Council tax band C - EPC RATING D | There is a water meter fitted at the property

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/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.