

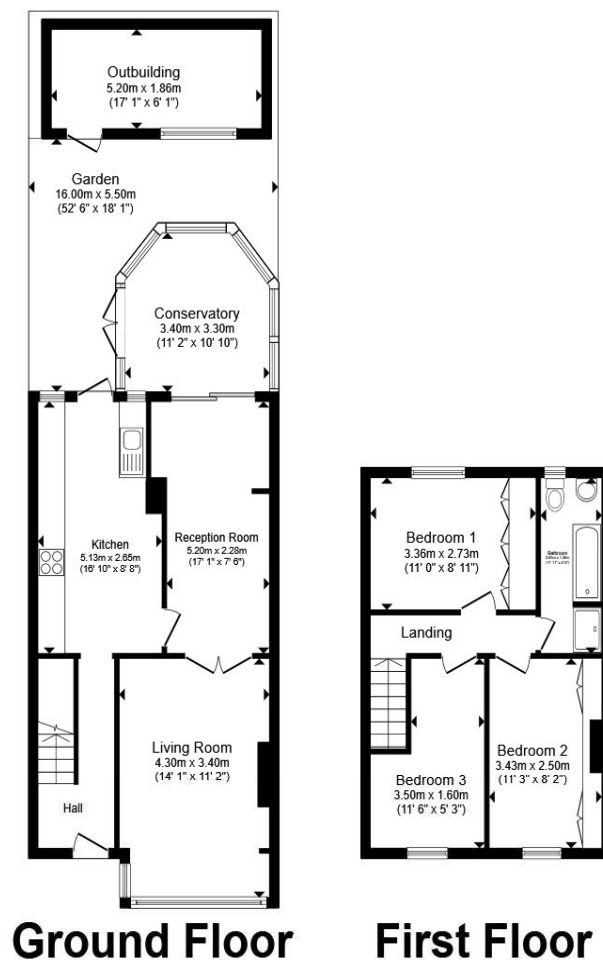


**Estcourt Road, London SE25 4SD**

**welcome to**  
**Estcourt Road, London**

A chain free 3 bedroom, 2 reception room family home in a superb location for great transport links and access to green spaces.





Total floor area 100.1 m<sup>2</sup> (1,077 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Offered to the market chain free, this spacious three-bedroom mid-terrace family home is ideally located for commuters and families alike, with South Norwood Country Park and a range of local amenities close by.

The accommodation comprises a generous lounge, separate dining room with French doors opening onto the rear garden, and a well-proportioned kitchen/breakfast room.

To the first floor are three good-sized bedrooms and a family bathroom featuring both a bath and separate shower cubicle.

Further benefits include a south-east facing rear garden, gas central heating, double glazing throughout, a fully boarded loft providing excellent storage, and a brick-built outbuilding with electricity.

Conveniently situated just 0.1 miles from Woodside Tram Stop, the property offers excellent links to Croydon Town Centre, East Croydon Station, Beckenham and Wimbledon. The green open spaces of South Norwood Country Park and Ashburton Park are nearby, along with a selection of highly regarded schools including Oasis Academy Shirley Park and Ashburton Junior School.

An excellent opportunity to acquire a well-located family home with generous accommodation and no onward chain.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**welcome to**

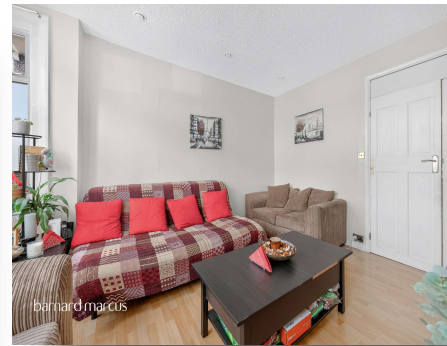
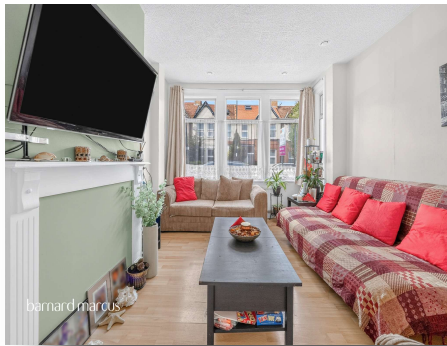
## **Estcourt Road, London**

- 3 Bedrooms
- 2 Reception Rooms
- Generous Garden
- Upstairs Bathroom
- Great Transport Links

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£475,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113602](https://barnardmarcus.co.uk/Property/CRY113602)



Property Ref:  
CRY113602 - 0003

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