



barnard
marcus

for sale
020 8683 0190
barnardmarcus.co.uk

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Ross Road, London SE25 6TW

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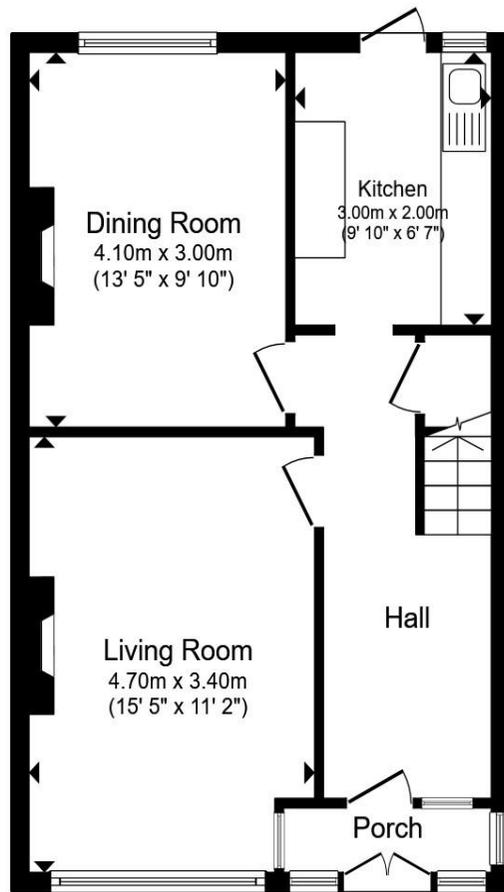
welcome to

Ross Road, London

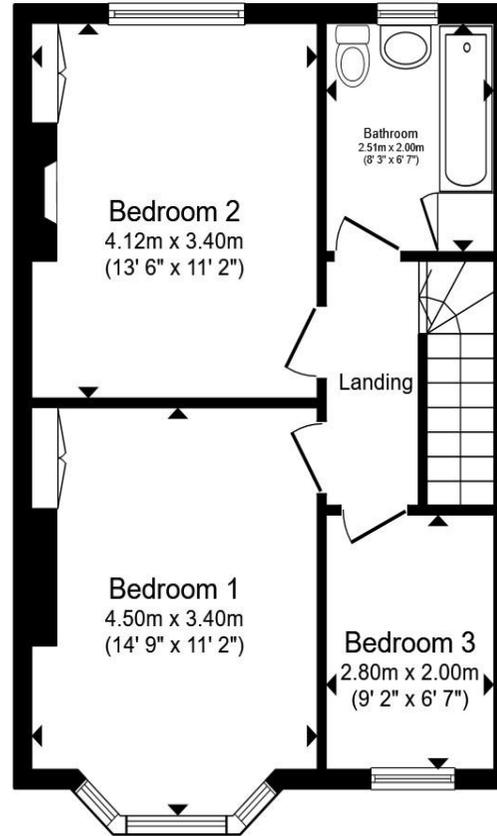
Offered to the market chain free, this three-bedroom home provides an excellent opportunity for buyers seeking a property with great potential. In need of some TLC, it offers generous room sizes, a traditional layout and a fantastic chance to create a personalised family home. Ground Floor: The property opens into a welcoming hallway leading to two bright and spacious reception rooms. The front living room features a large bay window, while the rear dining room overlooks the garden, ideal for family gatherings or entertaining. A separate kitchen sits to the rear with direct access to the garden and offers ample scope for modernisation or reconfiguration. First Floor: Upstairs, the home offers three well-proportioned bedrooms. The principal bedroom benefits from a bay window and generous floor space, with a second double room overlooking the garden. A third bedroom provides an ideal child's room, study or guest space. The family bathroom completes the first-floor layout.



The property is set in a popular residential area with convenient access to excellent transport links, including Thornton Heath and Norwood Junction stations, providing direct routes into Croydon, London Bridge, Clapham Junction and London Victoria. A wide range of local amenities is close by, with supermarkets, independent shops and everyday essentials all within easy reach. Families will appreciate the strong local schooling options, including several Outstanding-rated primary and secondary schools nearby. South Norwood also offers a vibrant community atmosphere, green open spaces such as South Norwood Country Park, and easy access to both Croydon and Crystal Palace for leisure, dining and shopping.



Ground Floor



First Floor



Total floor area 95.6 m² (1,029 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



welcome to

Ross Road, London

- Chain-free
- Three-bedroom
- Two bright reception rooms
- Separate kitchen with direct garden access.
- Excellent transport links

Tenure: Freehold EPC Rating: G
Council Tax Band: D

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114583



Property Ref:
THH114583 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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