



**Salisbury Road, London SE25 5DU**



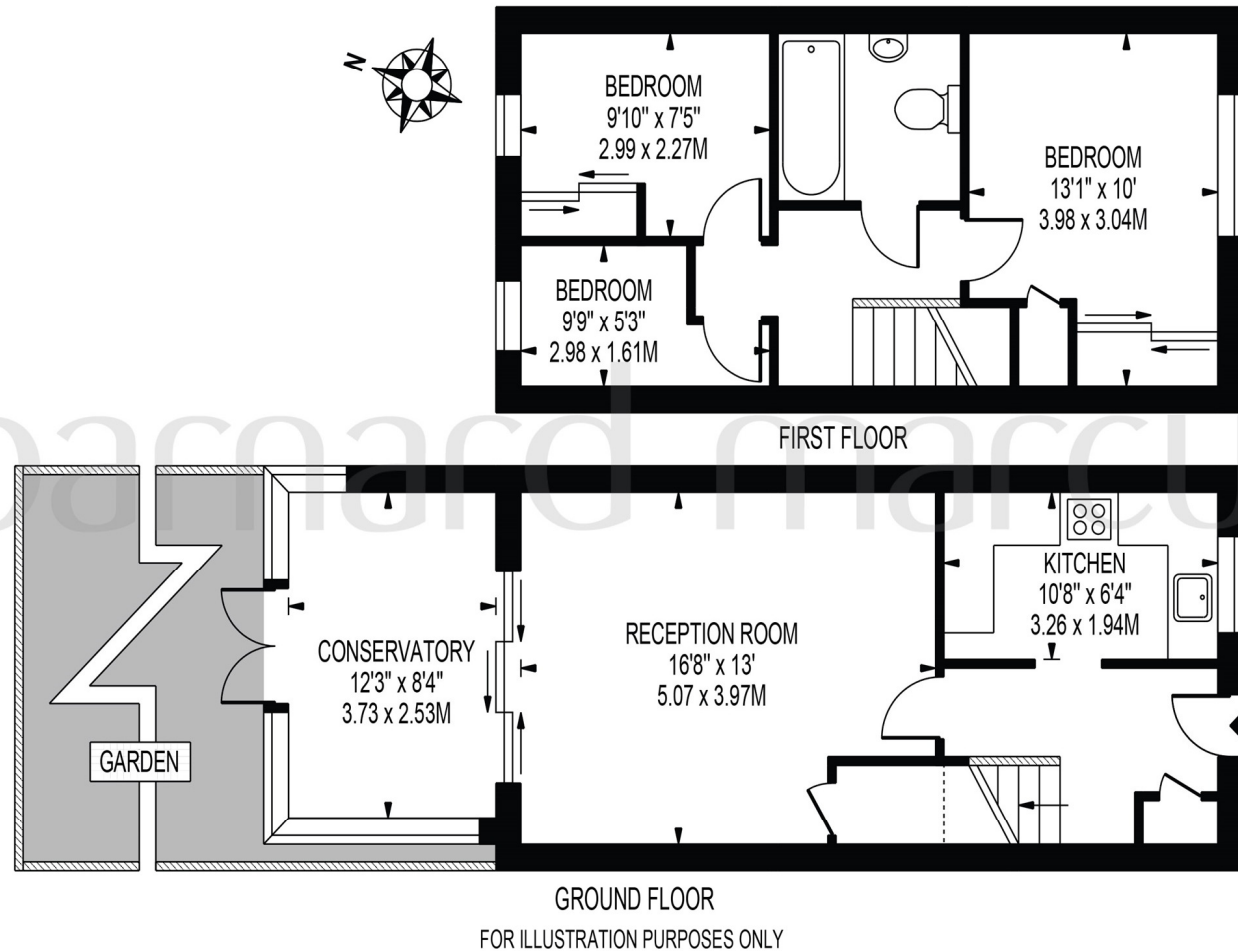
**welcome to**  
**Salisbury Road, London**

A 3 bedroom freehold house located at the end of a cul de sac on Salisbury Road, well located and in stunning condition. This home is perfect as a starter family home or downsizers.



## SALISBURY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 835 SQ FT - 77.56 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This beautifully presented 3 bedroom terraced home on Salisbury Road includes a private garage and offers stylish interiors, versatile living spaces, and excellent connections, making it an ideal choice for families, first-time buyers, or downsizers.

The heart of the home is the modern sage shaker-style kitchen, complete with gas hob, electric oven, ample storage, and a large window allowing natural light to flood in. The separate living area is bright and spacious, flowing into the high spec Greenspace conservatory, installed at a cost of £10,000. This conservatory from Greenspace is engineered with advanced insulated roof panels. Designed to maintain a stable temperature throughout the year, it reduces heat loss in winter and prevents overheating in summer, providing an energy efficient, low maintenance extension. To the rear, the garden provides a private and peaceful retreat with a patio and low maintenance lawn.

Upstairs, the master bedroom benefits from built in wardrobes, while the second double bedroom also features fitted storage and large windows. The third bedroom is ideal as a single room, nursery, or work from home office. The family bathroom is finished with modern tiling and includes a full sized bath with overhead shower.

The property is a short walk to Blackhorse Lane tram stop, St Thomas Becket primary school and is well served by local bus routes, providing easy connections across South London and into the city.



welcome to

## Salisbury Road, London

- Freehold
- 3 Bedrooms
- Quiet low maintenance garden
- Free Parking
- Great condition throughout
- Private garage
- End of a cul de sac
- Close to St Thomas Becket Primary School

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113047](https://barnardmarcus.co.uk/Property/CRY113047)



Property Ref:  
CRY113047 - 0006

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.



barnard marcus



**020 8680 9226**



[croydon@barnardmarcus.co.uk](mailto:croydon@barnardmarcus.co.uk)



50 Lower Addiscombe Road, CROYDON,  
Surrey, CR0 6AA



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**