



ALEX GROVER POWERED BY **exp**™ **UK**

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1a Cresswell Road,
£450,000

3 1 1



Alex Grover eXp (QUOTE REFERENCE: AG0324)

Set across three floors, this well-proportioned three-bedroom home offers excellent potential for improvement, making it an ideal opportunity for buyers looking to create a home tailored to their own style.

The ground floor is centred around a substantial living with scope to reconfigure or enhance. A separate kitchen and ground floor WC completes the layout.

The upper floors provide well-balanced accommodation, with a double bedroom and a wet room on the first floor, and two further bedrooms on the second floor.

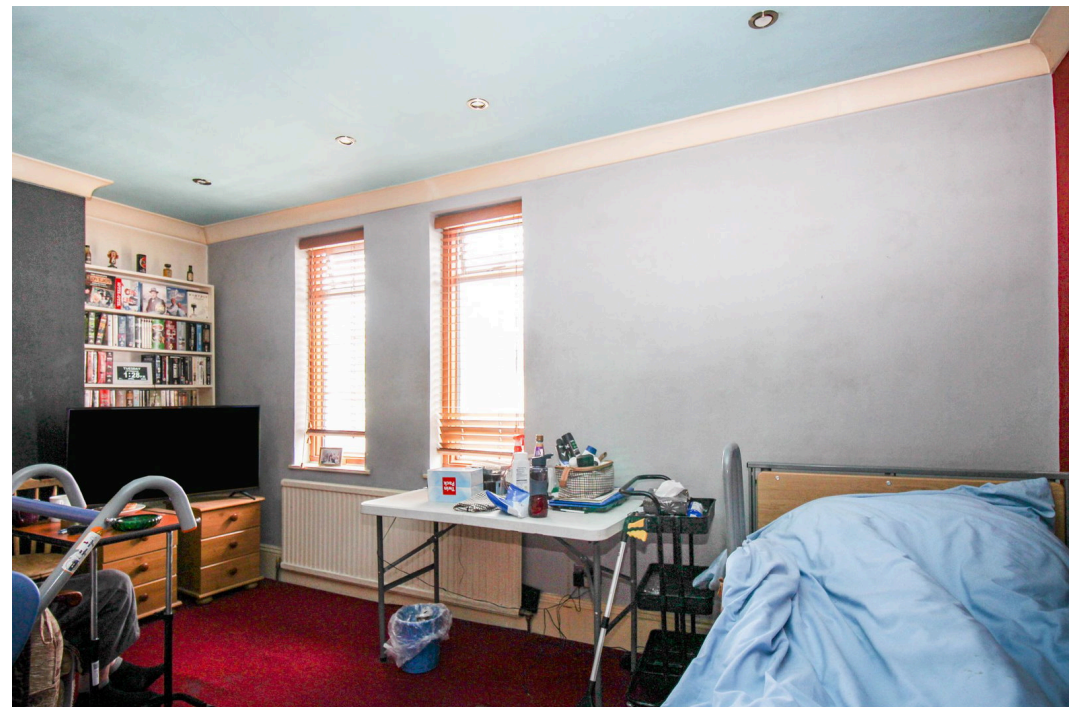
While the property would benefit from modernisation throughout, it offers a solid footprint and clear potential for refurbishment and future extension, subject to the usual consents.

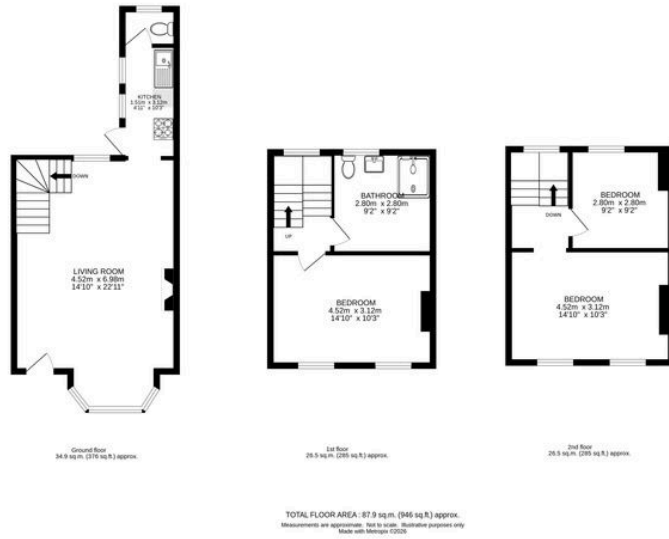
Conveniently positioned for commuters, the property is within easy reach of Harrington Road tram stop, providing direct access to Wimbledon, Beckenham Junction and East Croydon. Norwood Junction station is also nearby, offering fast and frequent services into London Bridge, Victoria and Clapham Junction, as well as London Overground connections.

The area provides an excellent balance of convenience and lifestyle, with South Norwood Country Park close by, along with a range of local cafés, shops and amenities. A number of well-regarded schools are also within easy reach.

This is a fantastic opportunity to acquire a well-located home with genuine scope to add value.

PLEASE NOTE: Although we believe the information above to be correct, we cannot guarantee this information. Therefore, you are strongly advised to clarify any information with your chosen solicitor/conveyancer before proceeding with the purchase of this property.





- Three-bedroom house arranged over three floors
- Wetroom plus ground floor WC
- Opportunity to extend (subject to the usual consents)
- Large living/dining room
- Potential for modernisation
- Convenient for transport links



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		