



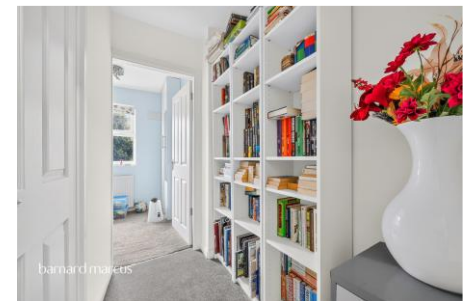
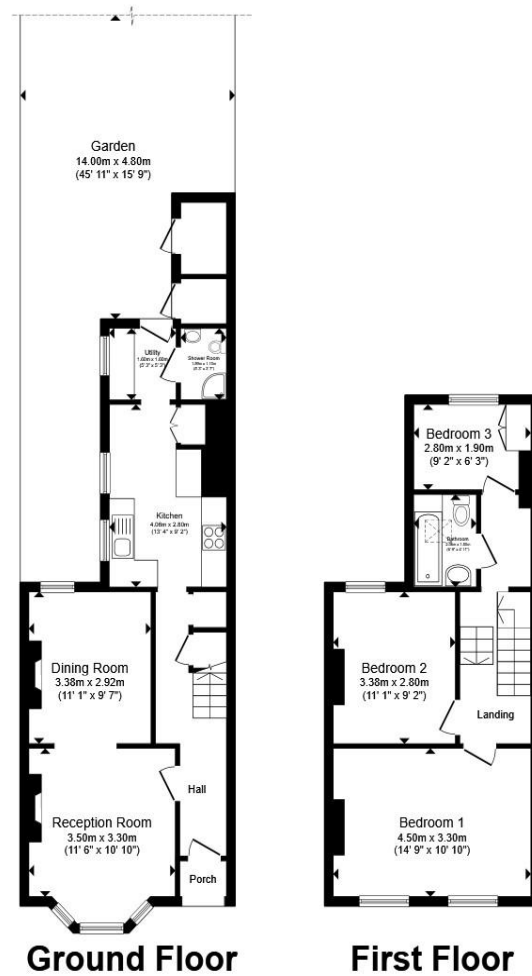
Cobden Road, London SE25 5NU

welcome to

Cobden Road, London

A stylish three-bedroom terraced home, recently modernised throughout and ideally positioned for excellent transport links and local amenities - with the added benefit of a highly practical downstairs shower room. Set on the popular Cobden Road in South Norwood, this attractive three-bedroom terraced house offers well-proportioned accommodation and has benefited from recent modernisation, creating a smart and comfortable home ready for its next owners to move straight into. The ground floor provides bright and versatile living space, complemented by a modern kitchen and the particularly useful addition of a downstairs shower room - a standout feature that is ideal for busy families, guests or anyone looking for extra flexibility. Upstairs, the property offers three well-sized bedrooms, making it perfectly suited to first-time buyers, young families or those needing additional space for working from home. The location is another major selling point. Norwood Junction Station is within easy reach, providing excellent connections into Central London, including London Bridge and Victoria, while nearby tram and bus routes offer convenient links towards Croydon and surrounding areas. Cobden Road is also well placed for the wide selection of shops, cafés, supermarkets and everyday amenities available along Portland Road and South Norwood High Street, giving buyers everything they need close to home. With its recent modernisation, three bedrooms, excellent commuter links and rarely available downstairs shower room, this is a fantastic opportunity in a popular South Norwood location. **Agents Note:** 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.





Total floor area 95.1 m² (1,023 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

Cobden Road, London

- Recently Modernised Throughout
- Three Well-Proportioned Bedrooms
- Downstairs Shower Room
- Excellent Transport Links via Norwood Junction Station
- Ideal First-Time Buyer or Family Home

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

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113879



Property Ref:
CRY113879 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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