

Watcombe Road, London, SE25 4UZ



£420,000



## House - Terraced

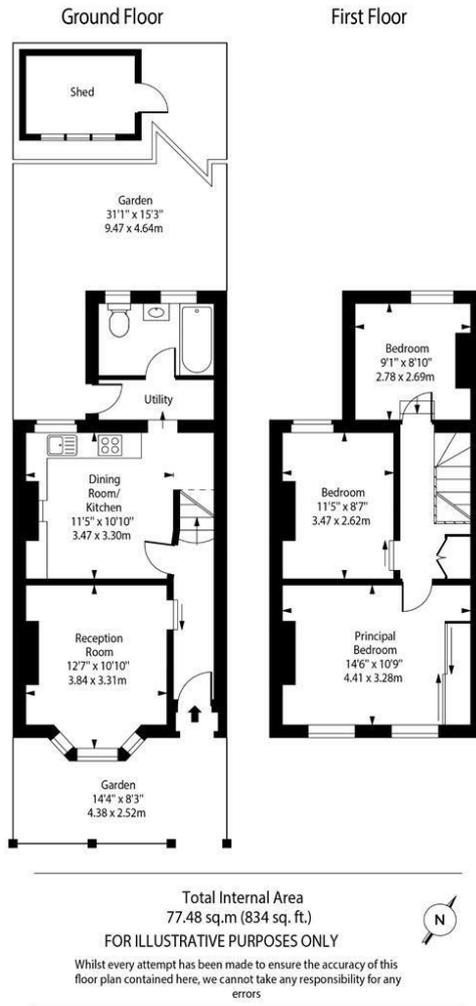
- Character Victorian style family house
- End of Terrace Halls Adjoining
- Double glazing
- Downstairs bathroom in white
- Treelined side road
- Three bedrooms
- The Country Park area
- Gas central heating with radiators
- Fitted kitchen/diner
- Easy to manage rear garden

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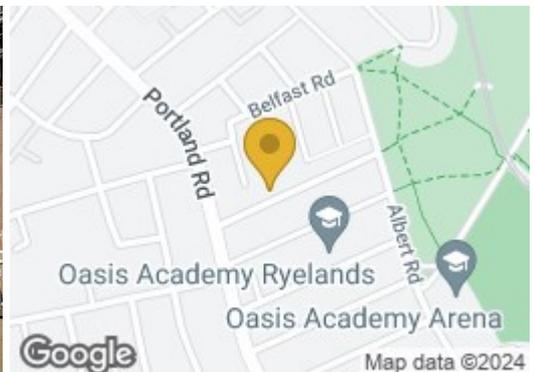
Welcome to this charming and inviting Victorian-style house nestled in the highly sought-after Country Park area and situated in a tree-lined side road boasting three generously sized bedrooms, providing ample space for comfortable family living. The property has a characterful exterior, with its classic Victorian architecture and distinctive features. Stepping inside, you'll find yourself immediately drawn to the heart of the home; an attractive fitted kitchen/diner, thoughtfully designed for modern living, this space offers the perfect blend of functionality and style. The property also boasts gardens to the front and rear; the rear garden is designed in an easy-to-manage patio style, offering a low-maintenance space, perfect for hosting summer barbecues. One of the most enticing features of the property is the fact that it comes with no onward chain, streamlining the buying process. For those who rely on public transport, the location is very convenient, you will find bus routes and a tram link ensuring easy access to nearby areas. Additionally, Norwood Junction BR/Overground Station with its frequent train services to London is also well within reach, providing quick and easy connectivity for commuters. The vendor has just had a damp proof course carried out with a guarantee.

Tenure: Freehold | Croydon band C | EPC rating: D | Parking is non restricted

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor. For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.