

Hambrook Road, London, SE25 4HL



House - Terraced

- Extended 1930's Style Family House
- Situated In A Tree Lined Side Road
- Two Bathrooms
- Gas Central Heating With Radiators
- In Our Opinion Good & Attractive Decorative Order
- The Brooklyn/Country Park Area
- Four Bedrooms
- Fitted Kitchen
- Double Glazing
- No Onward Chain - We Hold Keys

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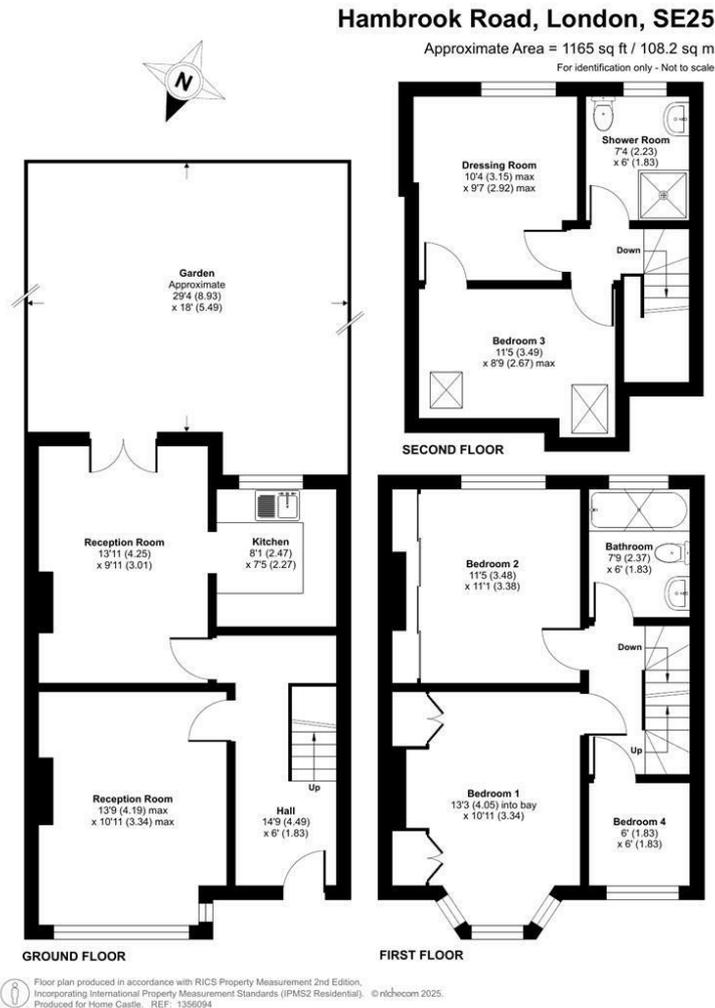
GUIDE PRICE £525,000 - £550,000

Situated in the highly sought-after Brooklyn/Country Park area this three storey extended 1930's style family house boasts four generous bedrooms and living space. The property is deceptively spacious and benefits from two bathrooms, double glazing, gas central heating with radiators, and a fully fitted kitchen along with a separate dining room which has bi-folding doors to the garden. In our opinion, it is presented in good and attractive decorative order throughout, making it ready to move straight into. Offered to the market with no onward chain, this home is ideal for families seeking convenience as well as charm. For commuters, transport links are excellent - the nearby tram link and local bus services provide easy access, while Norwood Junction BR/Overground Station offers frequent trains into London. Early viewing is strongly advised.

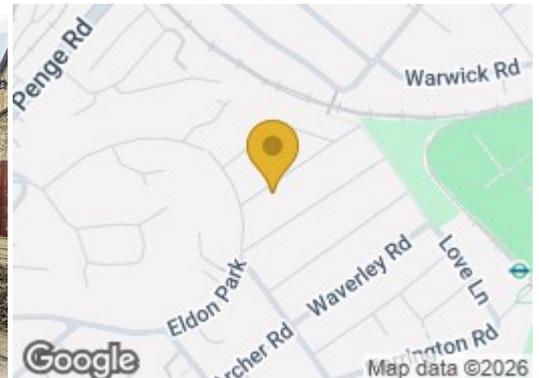
Tenure: Freehold - Croydon Council tax band D - EPC Rating D

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)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.