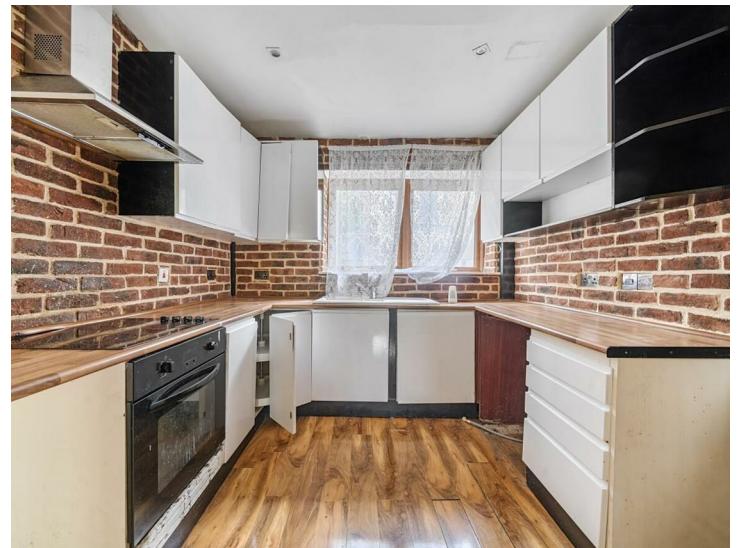
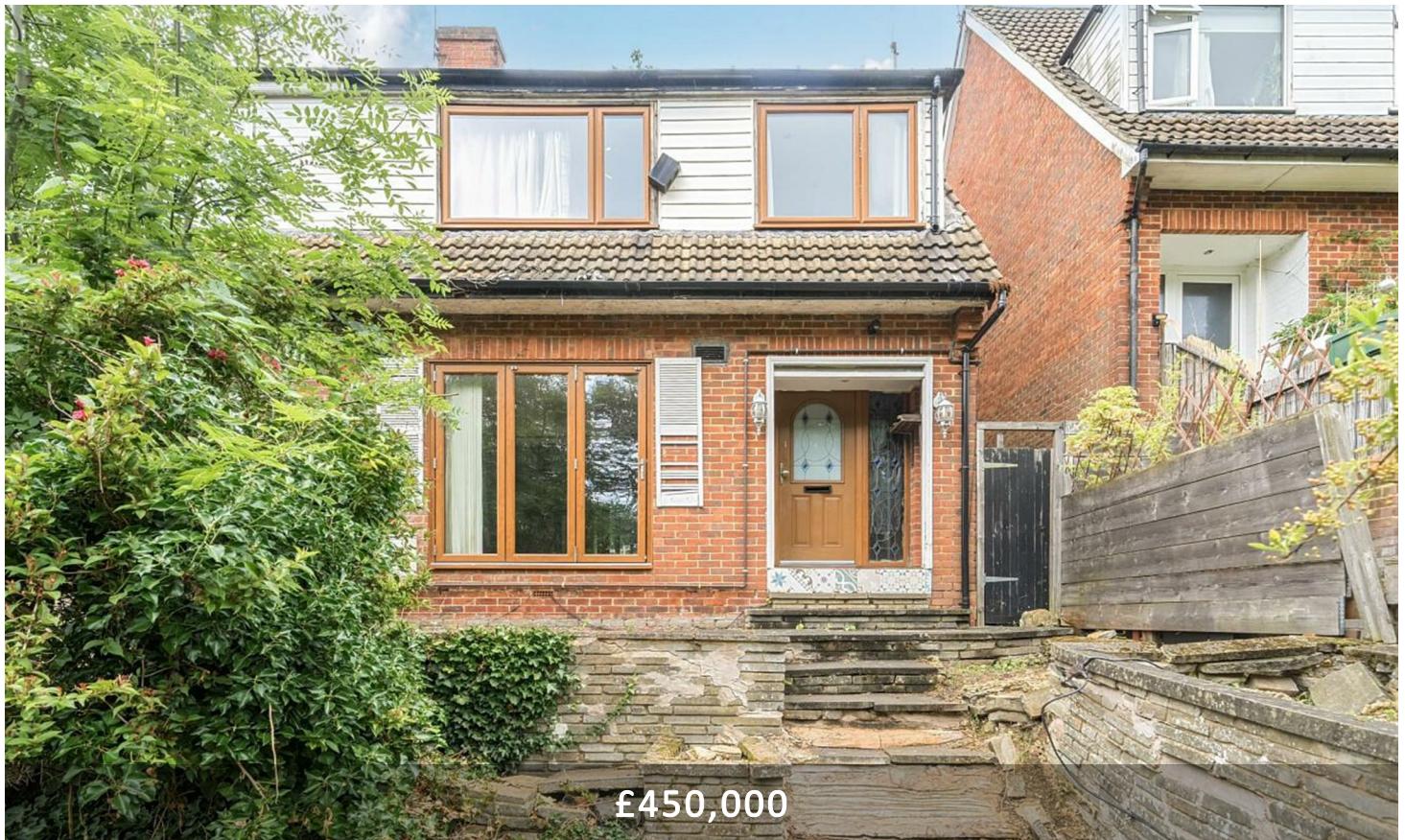


Wharncliffe Road, London, SE25 6SL



## House - End Terrace

- Semi Detached Contemporary Family House
- Three/Four Bedrooms
- Elevated Position Overlooking Grangewood Park
- Rear Garden Which Needs Attention
- Garage In Need Of Complete Modernisation
- In Need Of Modernisation Throughout
- Two Reception Rooms & A Downstairs Bedroom
- Double Glazing & Gas Central Heating With Radiators
- Fitted Kitchen In Need Of Work
- Upstairs Family Bathroom

# Wharncliffe Road, London, SE25 6SL

Notice Of Offer - Property Address: 44 Wharncliffe Road, SE25 6SL

We advise that an offer has been made for the above property in the sum of £450,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 69 High Street, SE25 6EB -Agents Telephone Number: 0208 771 1448

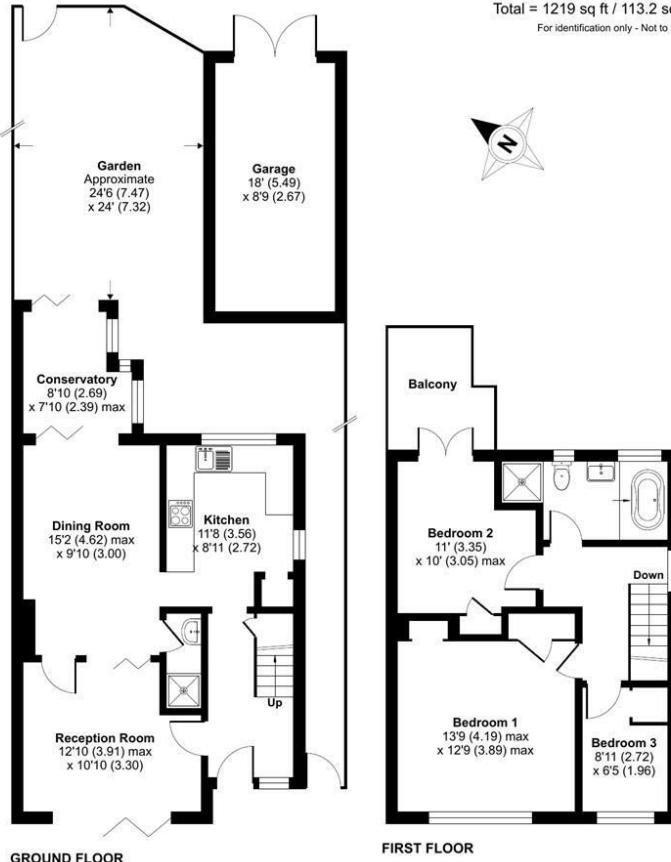
CLIENTS SHOULD TAKE EXTREME CARE ON THE STEPS LEADING UP TO THE FRONT OF THIS PROPERTY. - Nestled in an elevated position with scenic views across picturesque Grangewood Park, this contemporary semi detached family home offers a unique opportunity for complete modernisation throughout. Spacious and versatile, the ground floor features two generously sized reception rooms, alongside a third room previously used as a fourth bedroom—ideal for use as a home office, or playroom. The fitted kitchen/breakfast room presents a blank canvas for refurbishment, while a convenient downstairs WC completes the ground floor layout. Upstairs, the property comprises three bedrooms, two of which benefit from built-in storage, and a family-style bathroom.

Tenure : Freehold - Croydon council 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

## Wharncliffe Road, London, SE25

Approximate Area = 1063 sq ft / 98.7 sq m  
Garage = 156 sq ft / 14.4 sq m  
Total = 1219 sq ft / 113.2 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.

Produced for Home Castle. REF: 1069666

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		67
(69-80) C		
(55-68) D		
(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.