

Hambrook Road, London, SE25 4HJ



£450,000



## House - Terraced

- Probate Sale by Order of the Executor
- Three Bedrooms
- Double Glazing
- Gas Central Heating With Radiators (New Boiler Installed One Year Ago)
- South Norwood BR/Overground Station Serves The Area

- Classic 1930's Style Family House
- Tree Lined Side Road
- The Brooklyn/Country Park Area
- No Onward Chain We Hold Keys
- Must be seen to be appreciated

# Hambrook Road, London, SE25 4HJ

A classic 1930's style terraced family house, nestled in a serene, tree-lined side road in the highly sought-after Brooklyn/Country Park area. Probate sale by order of the Executor. Although the property is in need of updating, it retains a warm and inviting atmosphere and has been lovingly owned by the same family for many years. This charming home offers accommodation spread over two floors, featuring two separate reception rooms, with the rear room opening onto the garden through patio doors. The fitted kitchen is functional but could benefit from modernisation to enhance its potential. On the first floor there are three bedrooms, and a family bathroom which is currently configured as a shower room. With its spacious layout and potential, this house could become a delightful family home. It is conveniently located near Norwood Junction BR/Overground Station, providing excellent links to London, as well as the Harrington Road tram link and local bus services. Viewing is highly recommended to fully appreciate the charm and possibilities this home offers.

Tenure: Freehold - Croydon Council tax band D - EPC RATING D - On road parking

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/>

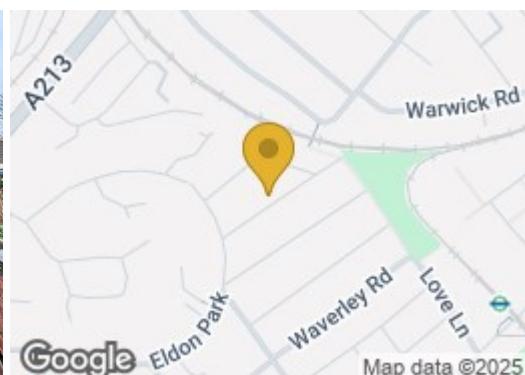
## Hambrook Road, London, SE25

Approximate Area = 899 sq ft / 83.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Home Castle. REF: 1229936



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.