

Grasmere Road, London, SE25 4RJ



£425,000



House - Terraced

- Character Victorian Style Family House
- The Country Park Area
- In Our Opinion Offers Opportunity & Potential
- Vendors inform us they had rewiring work done - we hold a certificate
- Tree Lined Side Road
- Two Bedrooms
- Does Require Work
- Double Glazing & Gas Central Heating With Radiators
- Upstairs Bathroom
- Woodside Green And The Tram Link Is Local

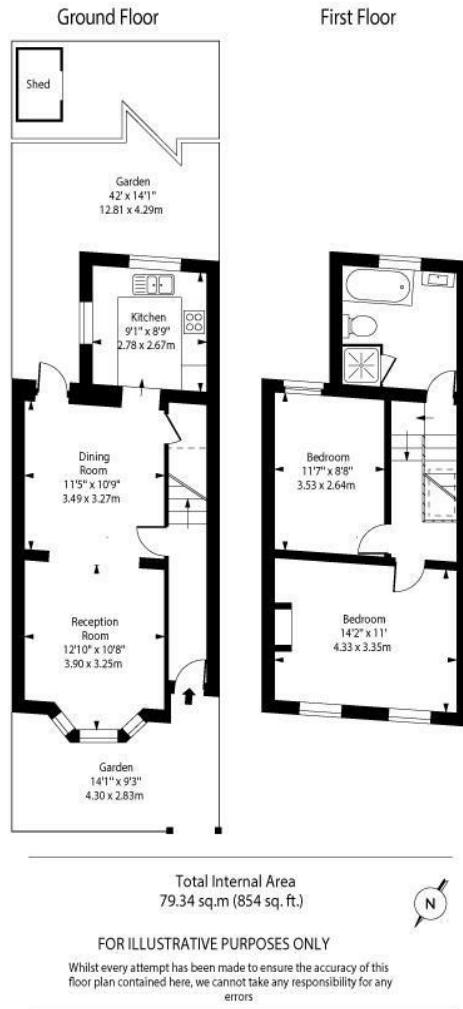
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Nestled on the charming Grasmere Road, this Victorian-style terraced house offers a delightful opportunity for those seeking a characterful family home. The property has an open plan living/dining room with access to the rear garden which needs attention. Boasting two bedrooms, this property is situated in the serene country park area, providing a peaceful retreat from the hustle and bustle of city life. Although work is needed, we believe this house holds immense potential for the right buyer to transform it into a cosy haven. The tree-lined side road adds to the picturesque setting, creating a tranquil environment for residents. Conveniently located near Norwood Junction, this property benefits from excellent transport links, while Woodside Green and the tram link offer easy access to local amenities. Building regulations cannot be found for this property; chimney stacks removed and internal wall. On street parking available

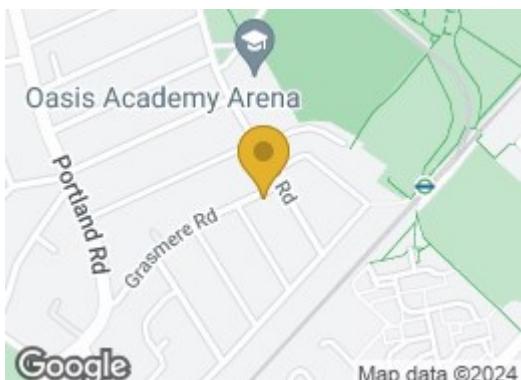
Tenure : Freehold - Council Tax Band D - EPC D

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

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 | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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.