

Warminster Road, London, SE25 4DQ



## House - Detached

- Outstanding Detached Character Family House
- Two Reception Rooms
- Double Glazing
- Superb Fitted Kitchen/Breakfast Room
- Large Rear Garden
- Placed In a Side Road Which Leads To Norwood Lake
- Four Bedrooms
- Gas Central Heating With Radiators
- Family Bathroom Also Two Separate Additional WC's
- Extensive Off Road Parking To Front

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Unveiling a rare opportunity to acquire a truly exceptional 1930s character home, ideally positioned on a charming side road that leads to Norwood Lakes. This remarkable home is generously proportioned with two reception rooms and four bedrooms offering ample space for your family needs. The heart of this residence is the kitchen/breakfast room, boasting integrated "Smeg" appliances including an oven, grill, microwave and an integrated fridge freezer. Double-glazed door leads to a vast rear garden, perfect for outdoor relaxation and entertaining. On the first floor there is a superb family bathroom which is elegantly appointed, complemented by two additional WC's, one conveniently located on the ground floor. The property generously offers extensive off street parking to the front, giving ample space for guest parking. In terms of transport, you'll benefit from the proximity of Norwood Junction BR/Overground Station, offering frequent trains to London, along with local bus routes and the tram link at Harrington Road. Detached properties in the highly sought-after Norwood Lake area are seldom available on the market. Early viewing is strongly recommended as homes of this calibre are a true rarity. Secure your chance to own this exceptional 1930s character home by calling us today to arrange a viewing.

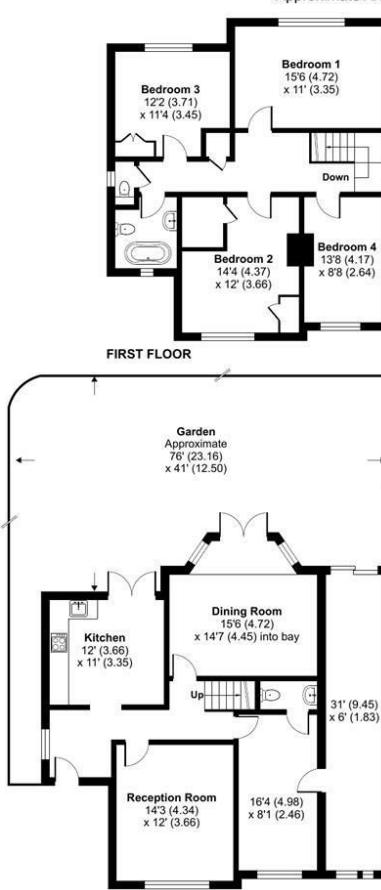
Tenure: Freehold | EPC Rating: D | London Borough of Croydon Band F: £3,234.92

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/>

## Warminster Road, London, SE25

Approximate Area = 1831 sq ft / 170 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

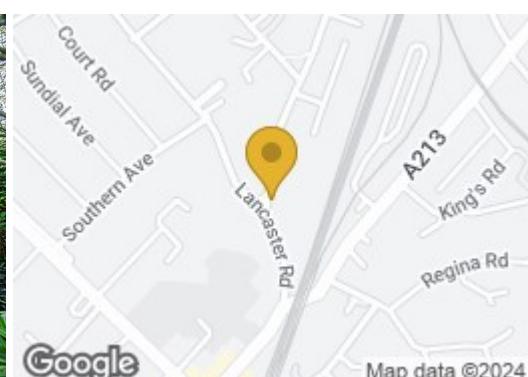


Certified  
Property  
Measurer

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		61
(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	



Google

Map data ©2024

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.