

Waterfield Gardens, South Norwood, SE25 6JL

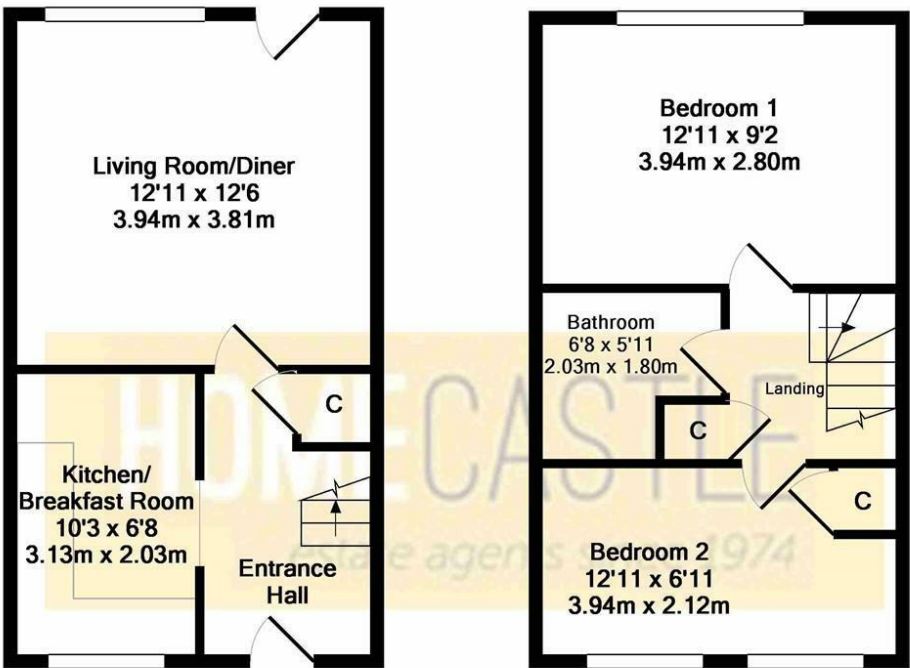


House - End Terrace

- Contemporary end of terrace family house
- Situated in a cul-de-sac
- Fitted Kitchen
- No onward chain - we hold keys
- In our opinion offers opportunity and potential
- Two Bedrooms
- Gas Central Heating with Radiators
- Upstairs Bathroom
- Does require some up-dating
- Norwood Junction BR/Overground Station & Selhurst BR Station serves the area

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SITUATED IN A CUL-DE-SAC A CONTEMPORARY TWO BEDROOM END OF TERRACE HOUSE which in our opinion would make an ideal family home. The property does require some up-dating however offers opportunity and potential. Brief benefits include GAS CENTRAL HEATING WITH RADIATORS, FITTED KITCHEN AND AN UPSTAIRS BATHROOM. NO ONWARD CHAIN which aids a quicker purchasing process. In terms of transport both Norwood Junction BR/Overground Station and Selhurst BR Stations are local. Houses at this price always tend to sell quickly. EARLY VIEWING ADVISED.



Ground Floor
Approx. Floor
Area 294 Sq.Ft.
(27.3 Sq.M.)

1st Floor
Approx. Floor
Area 292 Sq.Ft.
(27.1 Sq.M.)

Total Approx. Floor Area 585 Sq.Ft. (54.4 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(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	



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.