



homezone

£350,000 Freehold

30 Malcolm Road

London, SE25 5HG

- VICTORIAN THREE BEDROOM MID TERRACE
- CHAIN FREE
- IN NEED OF MODERNISATION
- PEACEFUL CUL-DE-SAC LOCATION
- UTILITY ROOM
- UPSTAIRS BATHROOM (WET ROOM)
- 5 MINUTES' WALK TO BLACKHORSE LANE TRAM STOP
- 3 MINUTES' WALK TO ADDISCOMBE HIGH STREET WITH EXCELLENT CHOICE OF INDEPENDENT SHOPS
- CLOSE TO WOODSIDE PRIMARY SCHOOL
- CONVENIENT FOR ASHBURTON PARK, WOODSIDE GREEN & BRICKFIELDS MEADOW



Homezone Property Services

149 Croydon Road, Beckenham, Kent, BR3 3QH
Tel: 020 3794 7545 Email: beckenham@homezone.co.uk
Web: www.homezone.co.uk





*** UNEXPECTEDLY BACK ON MARKET *** Charming Victorian three-bedroom mid-terrace house in need of modernisation but with the potential to be a stunner! Set in a peaceful CUL-DE-SAC, perfectly located for Blackhorse Tram stop (if you hop off at East Croydon, you can be in Victoria or London Bridge in 15 minutes), Woodside Primary School and minutes walk from Addiscombe High Street with its buzzy village feel and eclectic mix of shops and cafes.

The house itself features an open-plan living/dining room, a kitchen with utility room and downstairs WC on the ground floor and upstairs, two double bedrooms, a third single bedroom and a family bathroom/wetroom. Further highlights included a handful of period features including original balustrading and ceiling roses, gas central heating, and double glazing.

Outside is a perfectly proportioned garden with a low-maintenance artificial lawn, paved patio, two garden sheds, and fenced boundaries.

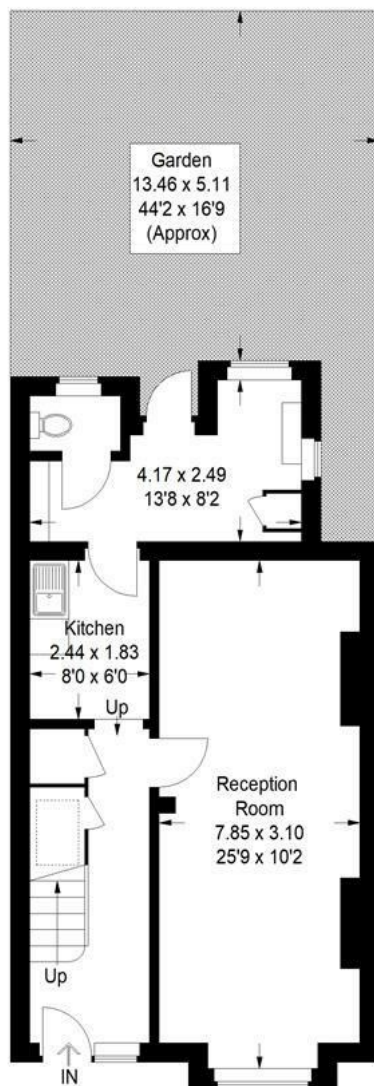
For outdoor enthusiasts, Woodside Green, Ashburton Park and Brickfields Meadow provide a fantastic choice of green open spaces.

Call to book a viewing now!



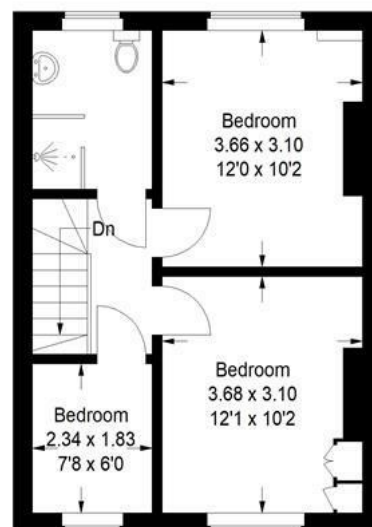
Malcolm Road, SE25

Approximate Gross Internal Area
 Ground Floor = 49.1 sq m / 529 sq ft
 First Floor = 38.0 sq m / 409 sq ft
 Total = 87.1 sq m / 938 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1018975)

Entrance Hall

uPVC double-glazed door, uPVC opaque window to side, understairs cupboard housing fusebox and electric meter, further understairs cupboard housing gas meter, double radiator, coving, fitted carpet, ceiling light fitting, carpeted stairs to first with fitted handrail.

Living Room/Dining Room

Living Room: White panelled door, uPVC double glazed window to front, brick fireplace with gas fire and tiled hearth, radiator, ceiling light fitting with ceiling rose, coving, fitted carpet, opening to:-

Dining Room: Window to rear with louvered top opener, open fireplace, radiator, ceiling light fitting with ceiling rose, coving, fitted carpet.

Kitchen

Stainless steel sink and drainer with mixer tap and base unit, wall unit, Candy dishwasher, partly tiled walls, fluorescent strip light, vinyl flooring, door to:-

Utility Room

Painted panelled door, window to rear with opaque glazed door to garden, base unit, larder unit, part tongue and groove panelled walls/part textured walls, space for fridge freezer, fluorescent strip light, textured ceiling, door to:

WC

Door, window to rear, WC with high level cistern, partly tiled walls, wall light point, fitted carpet.

First Floor Landing

Hatch to loft, fitted carpet.

Bedroom 1

White painted door, uPVC double glazed window to front, double radiator, double radiator, fitted carpet, ceiling light fitting.

Bedroom 2

White panelled door, uPVC double glazed window to rear, double radiator, Vaillant combination boiler, fitted carpet, ceiling light fitting.

Bedroom 3

White painted door, uPVC double-glazed window to front, radiator, airvent, coving, ceiling light fitting, fitted carpet.

Bathroom/Wet Room

White painted panelled door, uPVC double glazed opaque window to rear, white suite comprising wall mounted wash hand basin with chrome taps, low level WC, Mira Electric shower, radiator, ceiling light fitting, Polyflor safety vinyl flooring,

Outside

Rear Garden: Artificial lawn with path to rear, paved patio, two garden sheds and fenced boundaries.

Front: Brick wall with wrought iron gate, paved frontage.

Tenure

Freehold.

EPC

Band: D

Council Tax

London Borough of Croydon.

Band: D.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.