



**Offers In Excess of
£389,950 Freehold**

66 Ferndale Road

London, SE25 4QP

- FOR SALE - CHAIN FREE
- THREE BEDROOM FAMILY HOME
- REQUIRES TOTAL REFURBISHMENT
- ELEGANT VICTORIAN DETAILING
- HUGE MASTER BEDROOM
- TWO FURTHER GOOD SIZED BEDS
- TWO GENEROUS RECEPTION ROOMS
- 40FT SOUTH FACING REAR GARDEN
- QUIET RESIDENTIAL STREET
- GOOD TRANSPORT & SCHOOLS



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Requiring complete modernisation throughout, we are pleased to offer for sale this mid-terraced Victorian three bedroom family home, forming part of this attractive tree-lined and quiet residential street of similar period properties.

Internally, the property comprises entrance hall, lounge, dining room, spacious kitchen, ground floor WC, a very spacious master bedroom, two further generous bedrooms and a small bathroom currently with old cast iron bath and wash basin.

The property does benefit from double glazing to all windows and both front and back doors. The rear garden extends to approximately 40ft and there is a storage shed to the rear corner.

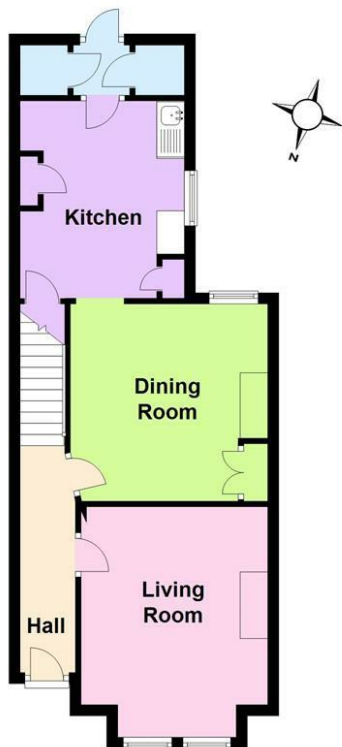
Local Primary Schools include St Thomas Beckett and Monks Orchard, and secondary school Harris Academy South Norwood is the closest secondary. For transportation, Norwood Junction is within easy reach and Arena tram stop is just a short walk from the property.

This is a fantastic opportunity to acquire and modernise a highly popular Victorian family home. An early viewing is highly recommended.



Ground Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.2 sq. feet)



Total area: approx. 95.0 sq. metres (1022.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility can be taken for an error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.

Plan produced using PlanUp.

Entrance Hall

White UPVC double glazed front door, wallpaper to walls, dado rail, carpeted flooring, ceiling light fitting.

Lounge

13'5 max into bay x 11'1 max to recesses (4.09m max into bay x 3.38m max to recesses)

White painted solid wood panelled door, carpet to floor, wall papered walls, two aluminium framed double glazed windows, painted wood fire place surround with tiled back panel and old style gas fire, ceiling light fitting.

Dining Room

11'6 x 11'9 max into recesses (3.51m x 3.58m max into recesses)

White painted solid wood panelled door, carpet to floor, wall papered walls, built in cupboard, tiled fire place surround, aluminium framed double glazed window, ceiling light fitting.

Kitchen

11'8 x 9'5 max to recesses plus lobby (3.56m x 2.87m max to recesses plus lobby)

Vinyl flooring, some kitchen cabinets, sink unit, built in tank cupboard, aluminium framed double glazed window, ceiling light fitting, door through to rear lobby area, larder cupboard, ground floor WC with high level cistern WC, aluminium double glazed rear door to outside.

Old Timber Lean To

10'6 x 5'4 (3.20m x 1.63m)

Old wood structure, wooden door to garden, clear corrugated plastic roof.

Master Bedroom

14'8 max recesses x 13'5 max into bay (4.47m max recesses x 4.09m max into bay)

White painted solid wood panelled door, red carpet, wall papered walls, painted period metal fire place surround, built in cupboard, three aluminium framed double glazed windows, ceiling light fitting and two wall lights.

Bedroom 2

11'4 x 9'2 max to recesses (3.45m x 2.79m max to recesses)

Solid wood painted panelled door, vinyl flooring, wall paper to walls, aluminium framed double glazed windows, built in cupboard, ceiling light fitting.

Bedroom 3

9'0 x 9'6 max to recesses (2.74m x 2.90m max to recesses)

Aluminium framed double glazed window, wood effect vinyl flooring, white emulsion painted walls, painted metal fireplace surround, ceiling light fitting.

Bathroom

6'4 max x 5'10 max (1.93m max x 1.78m max)

White painted wood panelled door, vinyl flooring, cast iron white bath, wall mounted white wash basin, aluminium framed double glazed window, light fitting.

Outside

To the front is a small mainly paved front garden with walled boundary.

The rear garden is approx 40ft in length, mainly with lawn (overgrown) and with fenced boundaries. There is also an old timber storage shed at the end of the garden.

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.