



ISHAM ROAD, LONDON

Charming 3 bedroom end-of-terrace home available. Perfect for a family. Great location with excellent transport links.

Offers Over £475,000 Freehold | Family home

SSTC





Hallways are delighted to present this charming 3 bedroom end-of-terrace home in Norbury. Excellently located in zone 3, this is the ideal home for anyone who is looking for convenient, easy access to London.

When you enter this property there is a spacious hallway. This property offers 2 reception rooms, both of which are spacious and with large windows that allow for plenty of natural light. The second reception also has doors which lead directly into the garden terrace, the perfect space to entertain outdoors. The kitchen is in need of updating but is a good size and has fantastic potential. This property has a very pleasant garden which is a great size and has a patio area. There is also a convenient downstairs WC.

Upstairs, there are two double bedrooms and a single room, which could also make for the perfect home office. There is a bathroom with separate WC.

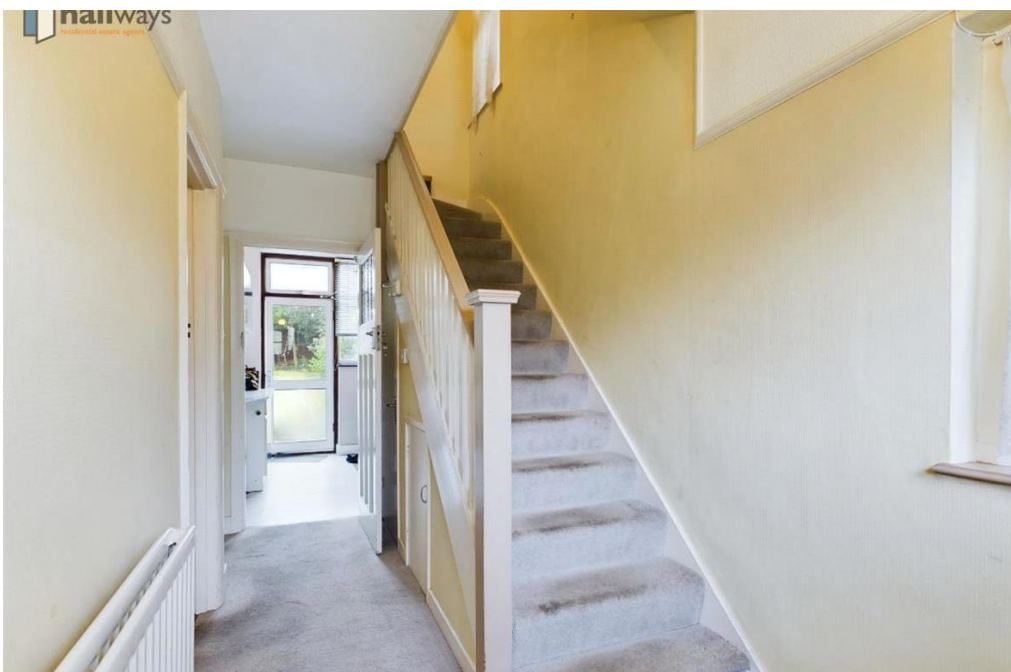
This home offers the perfect canvas for modernisation, giving you the opportunity to really make this home your own.

Take a tour with our 3D VR and call us today on 020 3536 3959 to arrange your viewing by appointment only.

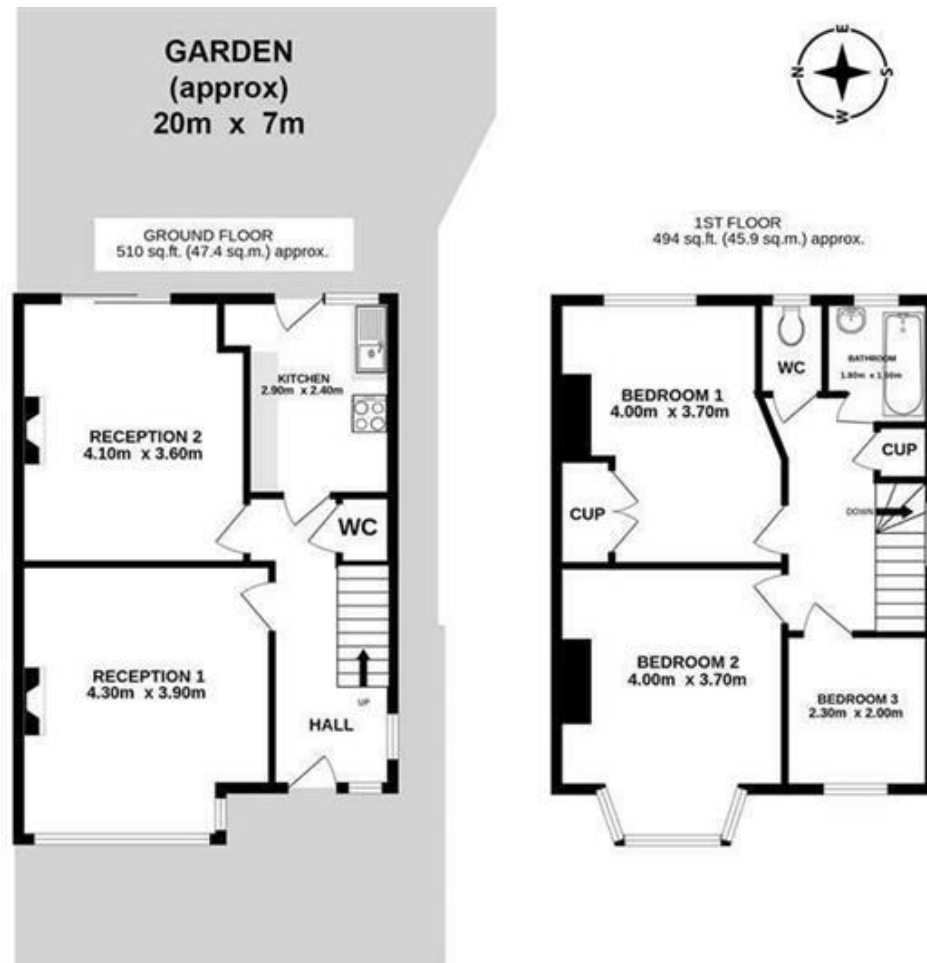
Council Tax Band: D (Croydon)

Tenure: Freehold

- 3 Bedrooms
- Close to Station
- Excellent location
- Excellent travel links
- Great personalisation project
- Level rear garden







GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.

TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	
Very energy efficient - lower running costs	Current Potential
A (92-100)	79
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
57	
<small>Did energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>	

Viewing by appointment only
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