

# Truuli



## Malden Avenue, London, SE25

£375,000 Freehold

- Freehold house
- Two reception rooms
- Scope to extend (STPP)
- Residential area
- Close to transport and amenities
- Front and rear gardens
- No onward chain

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# Malden Avenue, London, SE25

£375,000 Freehold

Situated in a peaceful cul de sac in South Norwood is this spacious three bedroom freehold house, offered to the market with no onward chain.

The property is a 1930's period style family home comprising; a neat & tidy front garden, a welcoming hallway, two large reception rooms (one currently used as an additional bedroom), galley kitchen and a peaceful large rear garden. As you ascend upstairs the property has two double bedrooms a larger than average single bedroom and a three piece bathroom suite with storage. Subject to planning, the property also has potential to extend to the rear and in the loft (which is currently partially boarded and used for storage) allowing this property to grow with you.

Malden Avenue is located in the popular Country Park area residential grid, which is approximately 0.2 miles from Harrington Road Tram Station and 0.5 miles of Norwood Junction, suitable for all your commuting needs.



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	<b>87</b>	(81 to 91) <b>B</b>	<b>86</b>
(69 to 80) <b>C</b>		(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	<b>65</b>	(55 to 68) <b>D</b>	<b>60</b>
(39 to 54) <b>E</b>		(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

