

SOLD STC



Newark Road, South Croydon

2 Bedrooms, 1 Bathroom, Bay Fronted Period House

Asking Price Of £415,000

MARTIN&CO



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- Two Bedroom House
- Large Upstairs Bathroom
- 23' Through Reception Room
- 12' Fitted Kitchen
- Gas Heating



Enjoying a sought after setting in one of the popular 'ladder' roads, just 10 minutes from South Croydon Station, this handsome bay-fronted period house offers spacious accommodation of 887sq ft (82sqm) and has the the preferred upstairs bathroom.

Available with no onward chain, the property affords an entrance hall, a 23' through reception room with feature fireplace and plenty of room for entertaining, a 12' modern fitted kitchen, landing, 14' master bedroom, a second double bedroom and a huge bathroomw/c with both a freestanding roll top bath and a separate shower enclosure. Features to note include wood flooring to the reception room, gas heating and double glazing. Externally there is a small front garden and a very generous 80' garden at the rear.

South Croydon Station is approximately half a mile away and there are regular bus services toward Croydon and Purley along nearby Brighton Road. For those with a car, parking is free of charge in the road.

An excellent range of local shops and cafes can be found nearby and there are also a selection of schools and nurseries within walking distance.

Call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!



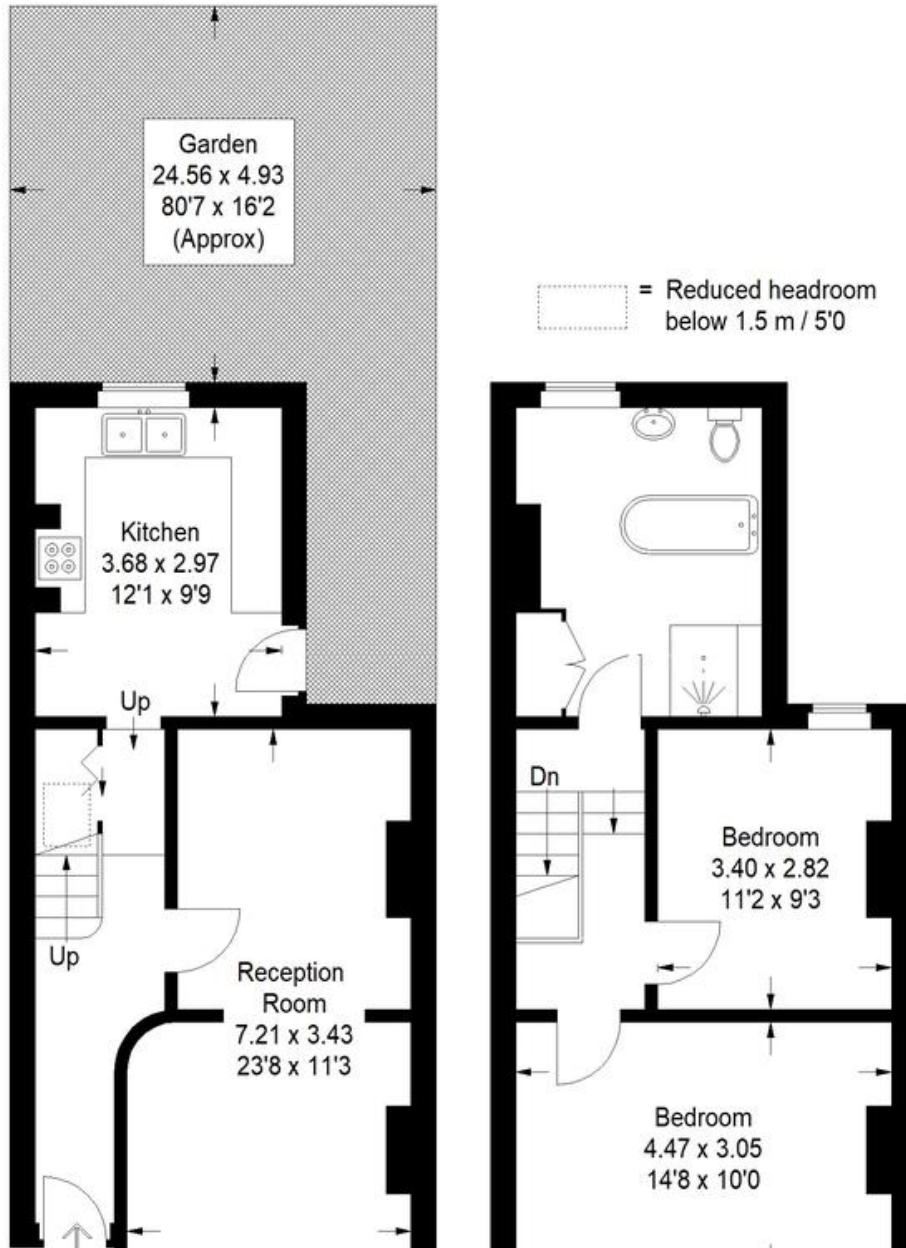


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		



Newark Road, CR2

Approximate Gross Internal Area
Ground Floor = 41.6 sq m / 448 sq ft
First Floor = 40.8 sq m / 439 sq ft
Total = 82.4 sq m / 887 sq ft



Martin & Co Croydon

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