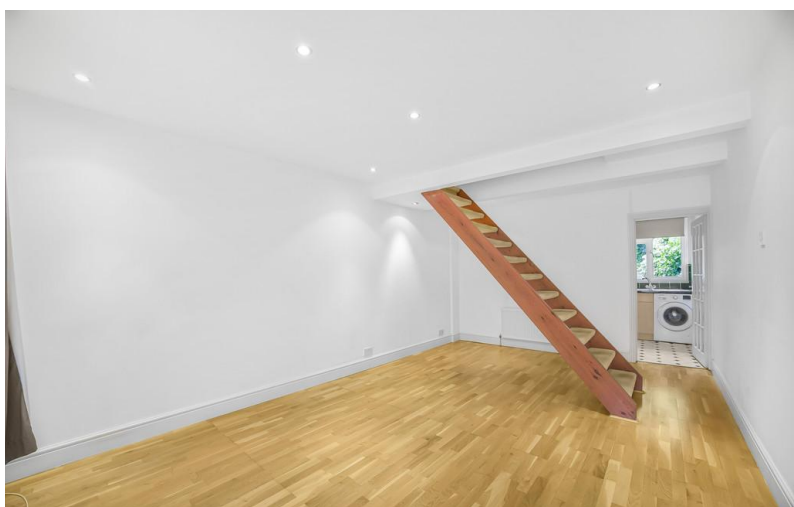


SOLD STC



Chelsham Road, South Croydon

2 Bedrooms, 1 Bathroom, Mid Terraced House

Guide Price £350,000


MARTIN&CO



Guide Price £350,000 - £365,000

Chelsham Road, South Croydon

2 Bedrooms, 1 Bathroom

Guide Price £350,000

- Great Value House
- Two Double Bedrooms
- Spacious 18' Reception Room
- Gas Heating
- Double Glazing

If you're looking for a great value house in sought-after South Croydon then hurry to view this cute character cottage in Chelsham Road which is offered for sale at a very competitive price and must be sold.

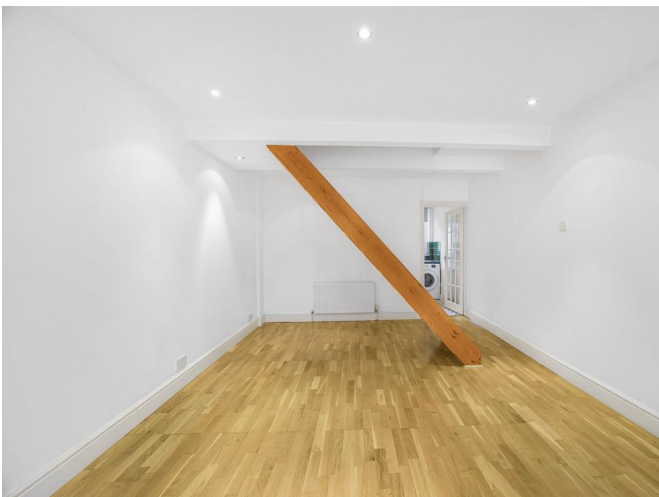
Available with immediate vacant possession and no onward chain, the property affords an entrance porch which is ideal for keeping coats and shoes out of the house, a large 18' reception room with plenty of space for living and dining, a separate kitchen, a lobby with door to the rear garden, a downstairs bathroom/wc, a small upstairs landing and two equally sized double bedrooms. Features to note include wood flooring to the reception room, pine doors and the property benefits from gas heating together with double glazing.

Externally there are gardens to the front and rear. Unlike a lot of properties in this part of South Croydon, the rear garden backs onto another property behind rather than directly onto a railway line.

South Croydon Station is about a 10 minute walk away, regular bus routes are close by and a good range of local shops are within easy reach on Brighton Road. The main shopping area of South Croydon with a wider range of bars and restaurants, as well as the Restaurant Quarter itself just beyond are also within comfortable walking distance.

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



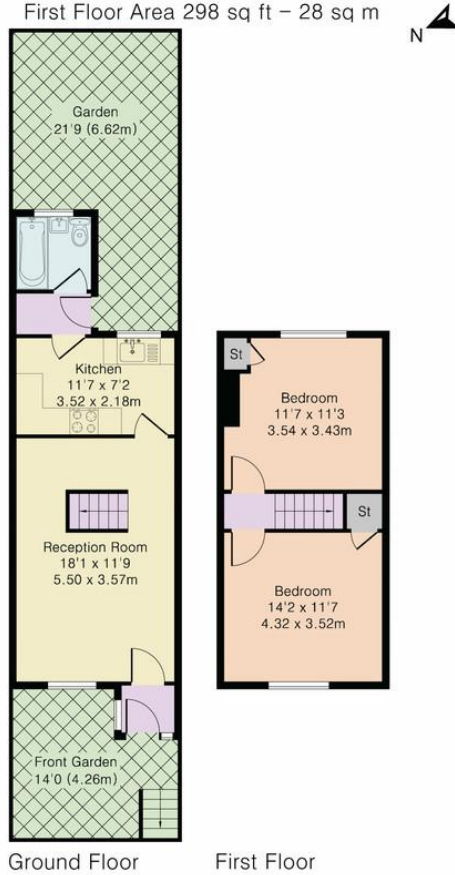




Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		



Approximate Gross Internal Area 661 sq ft – 62 sq m
Ground Floor Area 363 sq ft – 34 sq m
First Floor Area 298 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Martin & Co Croydon

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.