

FOR SALE



Wyche Grove, South Croydon

3 Bedrooms, 1 Bathroom, End Terraced House

Asking Price Of £465,000

MARTIN&CO



Wyche Grove, South Croydon

3 Bedrooms, 1 Bathroom

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- Spacious 1,000SQFT Victorian House
- 25' Double Reception Room
- 13' Shaker-Style Fitted Kitchen
- Downstairs W/C & Utility Room
- Upstairs Bathroom/WC

Enjoying a cul-de-sac setting, just a five minute stroll from both Sanderstead and Purley Oaks Stations, this handsome bay-fronted end-terrace house is beautifully presented throughout and incorporates many fantastic features not often found at this price point!

The accommodation affords a spacious 25' double reception room with bespoke built-in shelving and storage, a generous 13' kitchen/breakfast room fitted with a range of shaker-style units with a double Belfast sink and space for a dishwasher, a handy utility room, a downstairs cloakroom/wc, landing, main bedroom with fitted wardrobes, two further bedrooms also with built-in wardrobes and an upstairs bathroom/wc. Stairs from the landing lead up to the loft area which has been converted to provide a useful easily accessible office/hobby/storage space.

Externally there is a manageable sunny back garden, not overlooked from the rear and with the benefit of side access.

There is a good range of convenience shopping nearby along Brighton Road, where there are also regular bus services towards Croydon and Purley town centres. The two stations provide a choice of trains into central London making this an excellent choice for commuters.

If you are looking for a home to just move into, this is it - call the sellers sole agent, Martin & Co Croydon, now for an appointment to view!

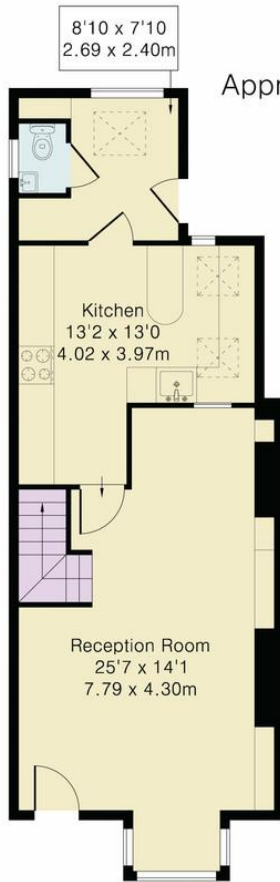






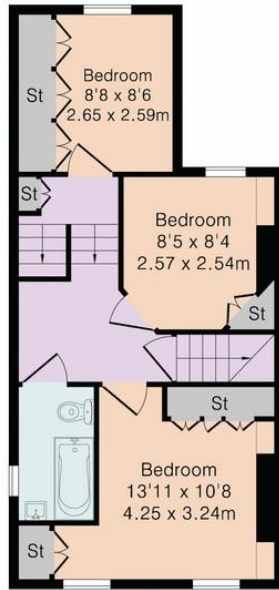
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		



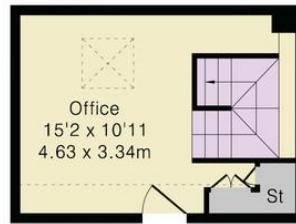


Ground Floor

Approximate Gross Internal Area 1073 sq ft – 99 sq m
 Ground Floor Area 518 sq ft – 48 sq m
 First Floor Area 389 sq ft – 36 sq m
 Second Floor Area 166 sq ft – 15 sq m



First Floor



Second Floor



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.



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