

SOLD STC



Wyche Grove, South Croydon
Asking Price Of £465,000

MARTIN&CO

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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

JUST MOVE IN! SUPERBLY PRESENTED 1,000SQFT HOUSE CLOSE TO A CHOICE OF STATIONS. In a cul de sac setting the house has BIG 25' RECEPTION ROOM with bespoke storage, spacious Shaker-

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.

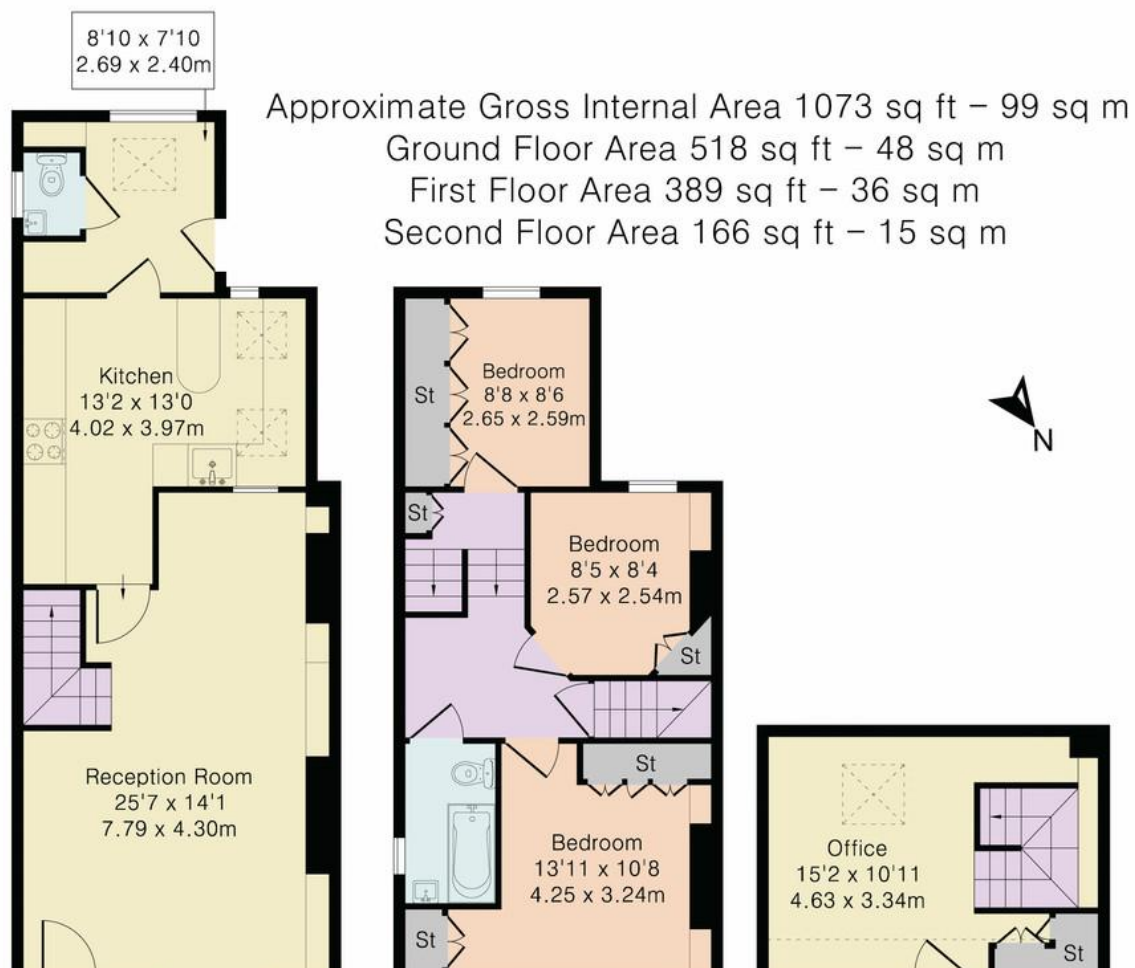
Externally there is a manageable sunny back garden, not overlooked from the rear and with the benefit of side access.

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		
1-20	G		



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