

FOR SALE



Stapleton Gardens , Croydon

3 Bedrooms, 2 Bathroom, Semi-Detached House

Offers In Excess Of £475,000

MARTIN&CO



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3 Bedrooms, 2 Bathroom

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- **Newly Renovated to High Standard**
- **Three Bedroom Semi Detached House**
- **Beautiful Brand New Extension**
- **Large Open Plan Living Room**
- **Hotel Style Family Bathroom**



If you are searching for a super-stylish family home on a sensible budget then don't miss this stunning completely renovated and extended semi-detached house enjoying a popular and convenient location less than half a mile from Waddon Station.

Beautifully presented throughout, the property affords an entrance hall, a fantastic 29' double reception room with a luxurious open-plan kitchen to the dining area and doors onto the rear garden, master bed room with en-suite bathroom and a smart contemporary family bathroom, three bedrooms. Features to note include gas heating double glazing. Externally there is a paved driveway at the front providing parking for at 2 cars and a garden to the rear with patio and lawn.

the Morrison's supermarket at Fiveways and the local shops at South Croydon are approximately half a mile away whilst the many bars and eateries of the 'Restaurant Quarter' are also within staggering distance. There is parkland and a children's playground nearby at Duppas Hill and a leisure centre with swimming pool close at hand on Purley Way. There are also a number of schools in the vicinity including Harris Academy primary and the renowned Whitgift School. Call the Vendor's sole agent Martin & Co Croydon now for an appointment to view!

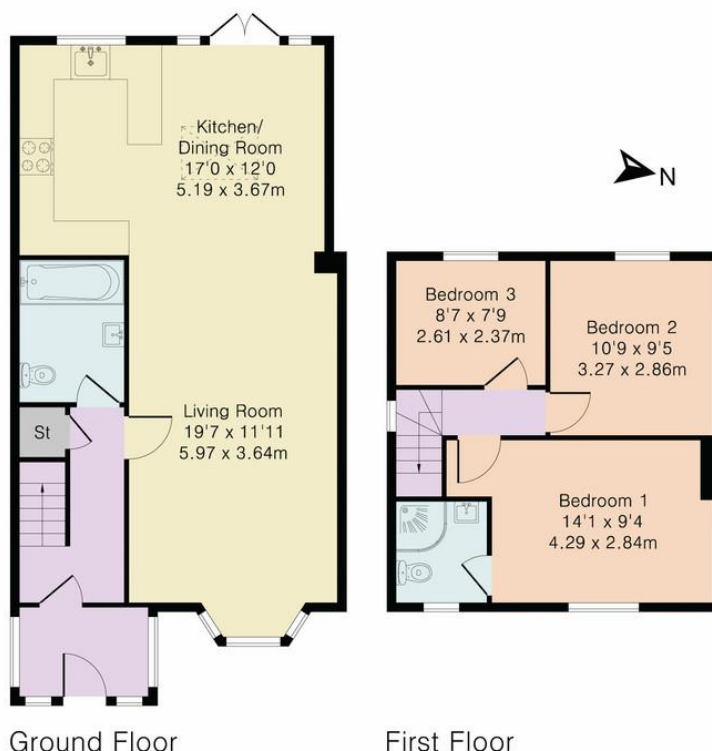




Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-10	G		



Approximate Gross Internal Area 979 sq ft – 91 sq m
 Ground Floor Area 622 sq ft – 58 sq m
 First Floor Area 357 sq ft – 33 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.



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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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

