

**SOLD STC**



**Pilgrim's Way, South Croydon**

**2 Bedrooms, 1 Bathroom, Detached House**

**Asking Price Of £550,000**

**MARTIN&CO**





## Pilgrim's Way, South Croydon

2 Bedrooms, 1 Bathroom

Asking Price Of £550,000

- Character Detached House
- Secluded Private Road
- Newly Decorated
- Two Double Bedrooms
- Large Reception Room

Nestled in a private road leading off one of South Croydon's most prestigious avenues this character 'Dutch-Barn'-style detached house offers a rare opportunity to buy a freehold property at a very affordable price in this desirable location!

The newly redecorated accommodation affords an entrance lobby, a large reception room, a kitchen/breakfast room, cloakroom/wc, two generous double bedrooms and a modern bathroom/wc. Features to note include gas heating and double glazing.

Externally there is a secluded, nicely landscaped garden at the rear whilst the front garden is paved to provide parking and a driveway to the integral spacious garage. The garage could be converted subject to the usual consents to provide additional living or sleeping accommodation.

By car, Pilgrim's Way is accessed via Melville Avenue and exits onto Croham Road. Melville Avenue leads between Coombe Road to the North and Croham Road to the South. The Lloyd Park Tramstop and the park itself are about a five minute walk away, regular bus services run along both Coombe and Croham Roads and South Croydon Station is walkable in about 15 minutes. For dog walkers, or the intrepid, the wooded slopes of Croham Hurst are also just a five minute walk away and the Croham Hurst Golf Club is also nearby.

Available with no onward chain, call Martin & Co Croydon now for an appointment to view!

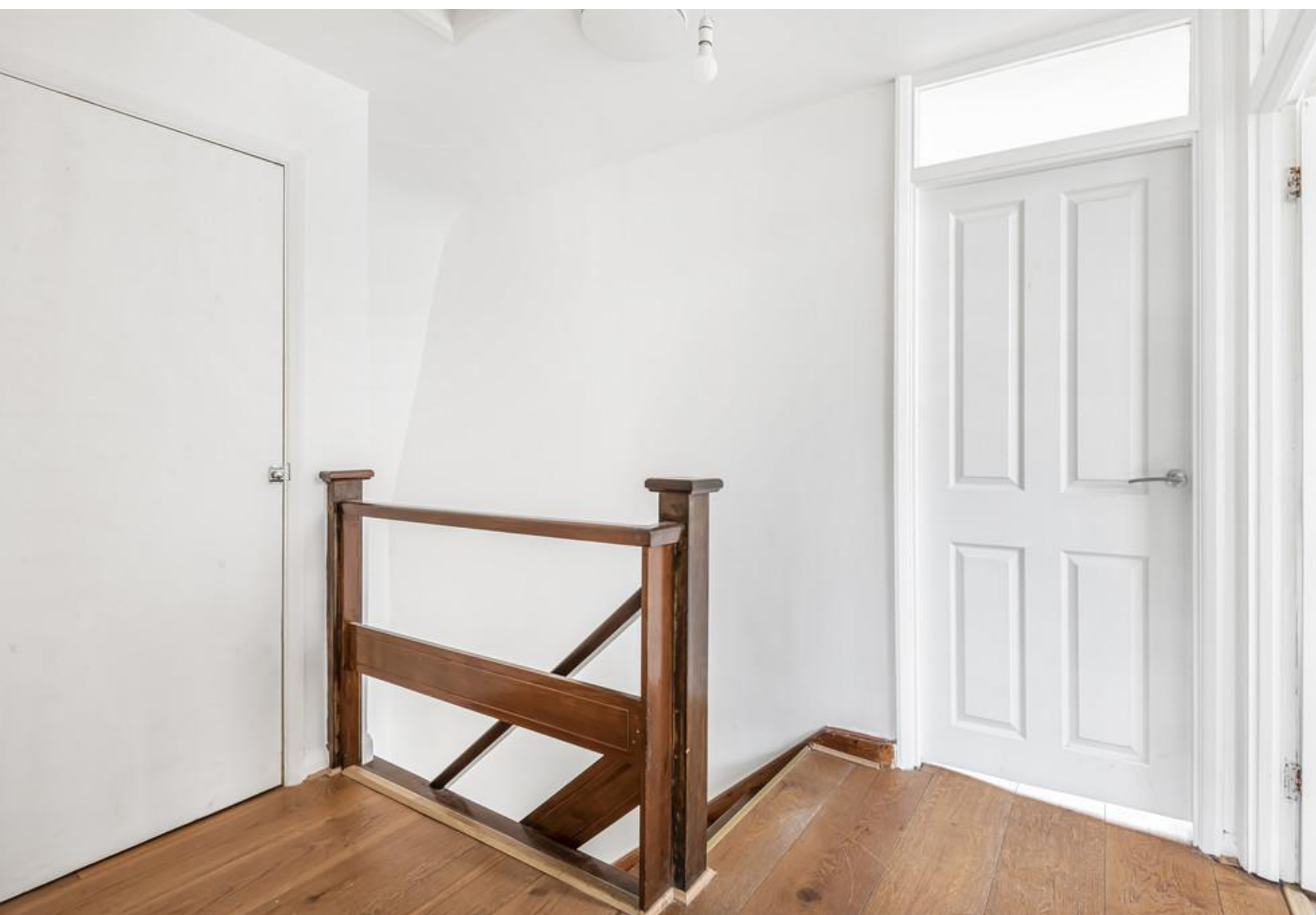








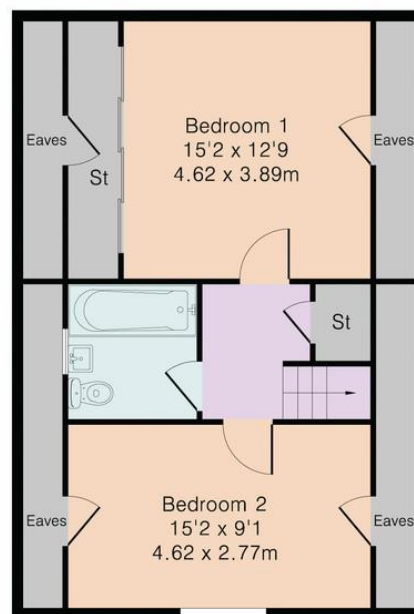
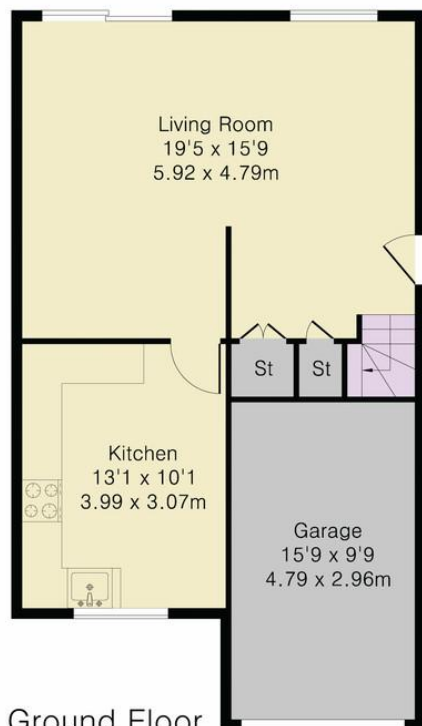
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		



## Approximate Gross Internal Area 1050 sq ft - 97 sq m

Ground Floor Area 615 sq ft – 57 sq m

First Floor Area 435 sq ft – 40 sq m



First 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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