

FOR SALE



Aberdeen Road, Croydon

6 Bedrooms, 2 Bathroom, Semi-Detached House

Offers In Excess Of £625,000





If you are searching for a home with space for all the family then don't miss semi-detached house, which enjoys a very convenient location just minutes away from local shops and South Croydon Station, as well as being only seconds from the 'outstanding' Ofsted rated Heathfield Academy primary school.

- Substantial Semi-Detached House
- 6 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Currently 2 Kitchens
- Gas Heating
- Parking

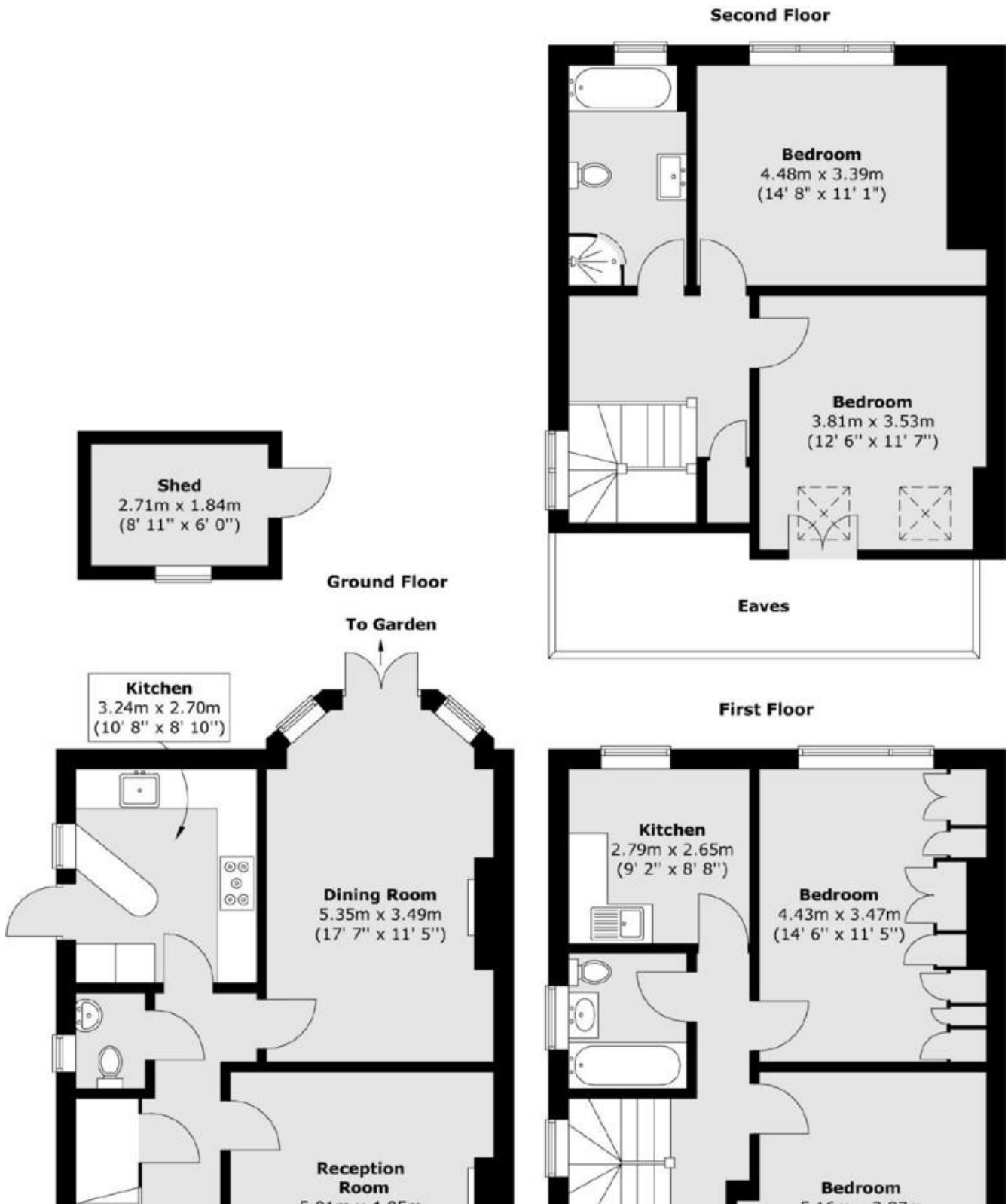
The accommodation briefly comprises an entrance hall, cloakroom, two good size reception rooms, a fitted kitchen, four bedrooms and modern family bathroom on the first floor (currently arranged as three bedrooms plus a second kitchen, which can be removed to meet lender requirements), two further bedrooms and a second modern bathroom on the top floor. Outside, the front garden is paved and the kerb has been dropped to provide off-road parking and there is a sunny private garden at the rear.

Aberdeen Road is perfectly placed just a short walk from South Croydon's excellent local amenities including the Station. The bars and eateries of the Restaurant Quarter are also just around the corner, whilst the town centre can be easily reached either on foot or by nearby bus services.

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		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		





Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
 T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>



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.