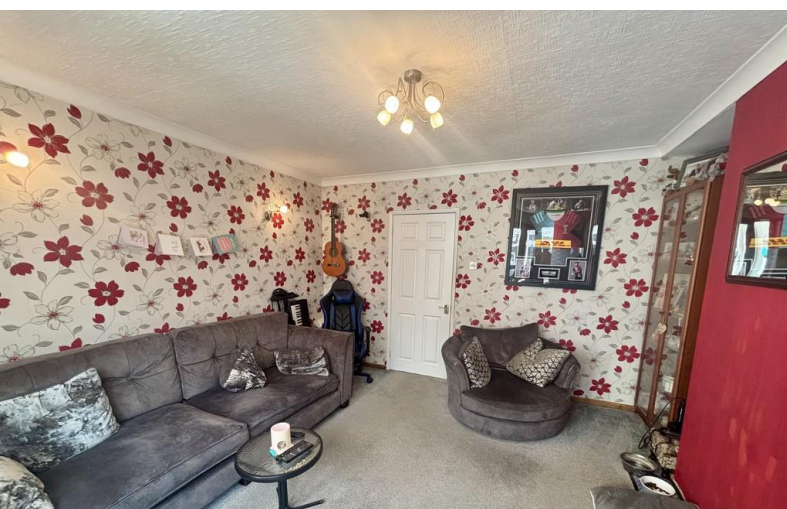


**FOR SALE**



**Broadcoombe, South Croydon**

**4 Bedrooms, 2 Bathroom, Semi-Detached House with Annex**

**Asking Price Of £550,000**

**MARTIN&CO**





## Broadcombe, South Croydon

4 Bedrooms, 2 Bathroom

Asking Price Of £550,000

- Semi-Detached House with Annex
- Three bedrooms + Annex Bedroom
- Cloakroom/WC + Utility Room
- Large Kitchen + Kitchenette to Annex
- Family Bathroom+ Shower-Room/WC

Located in the popular Monk's Hill area of South Croydon, within easy reach of Selsdon's main shopping area and near to regular bus services and Tramlink this attractive semi-detached house has very spacious and flexible accommodation, with the addition of a sympathetic self-contained annex extension to the side.

The original part of the property is accessed via the porch at the front of the house which leads to an entrance hall. There is a square shaped reception room and a generous 18' eat-in kitchen, both of which have French doors to the beautifully bright conservatory at the rear. There is also a downstairs cloakroom and a utility room which also provides a link through to the annex. On the first floor of the main house there is a master bedroom with a built-in wardrobe, two further good-sized bedrooms and a bathroom/wc.

The annex can also be accessed via its own door to the front. There is a 23' open-plan reception room with kitchen area and French doors to a rear patio area. Beautifully crafted stairs rise from the living space up to the first floor where there is a dual-aspect double bedroom and an en-suite shower-room/wc.

Both the annex and the main house benefit from gas heating and double glazing.

Externally the front garden has been paved to provide off-road parking, whilst the wide, landscaped rear garden enjoys a very sunny Westerly aspect – the perfect spot for a Summer sundowner!

The annex and the main house currently share utilities however they do enjoy separate council tax ratings of 'B' and 'D' respectively. It may be possible to separate the two properties fully onto separate titles subject to the usual consents.







Call the seller's sole agent Martin & Co Croydon now for an appointment to view!





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GROUND FLOOR  
980 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



## Martin & Co Croydon

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**MARTIN&CO**

**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.