

SOLD STC



Haling Road, South Croydon

2 Bedrooms, 1 Bathroom, End Terraced House

Offers Over £400,000



In one of the perennially popular 'ladder' roads close to South Croydon Station, this beautifully presented end-terrace period-built house has been thoughtfully remodelled and extended by the current owners and simply must be seen!

- Beautifully Presented End-Terrace House
- Cosy Sitting Room with Woodburner
- Spacious Open-Plan Kitchen/Dining Room
- Luxurious Bathroom/WC
- Generous Sunny Garden
- Garden Office/Studio

The accommodation affords a cosy reception room with wood-burning stove, an open-plan fitted kitchen/dining room with gas hob, built-in oven, microwave and dishwasher and plenty of room for entertaining, a lobby with space for coat and shoe storage, a luxurious downstairs bathroom/wc with both a bath and separate shower enclosure and a stylish monochrome finish, landing and two double bedrooms. Features to note include gas heating and double glazing – the front windows in a sympathetic sash-style design, in keeping with the age of the property.

Externally the front garden has been paved, whilst to the rear there is a long sunny South-facing garden with lawn and patio area – the perfect spot for al fresco entertaining. There is also an insulated home office at the end of the garden which has light, power, an internet connection and an air-conditioning unit which may be available by separate negotiation.

For commuters, South Croydon Station is just a 5-10 minute walk away and there are regular bus services towards Croydon & Purley along nearby Brighton Road and also on Selsdon Road. A good range of local shops, cafes, restaurants, bars and take-aways also close at hand. Parking is free in the road outside.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Those with young children will find the 'Outstanding' Ofsted-rated Haling Park Harris Primary Academy literally just across the road.

If you are looking for a home to 'just move into', call Martin & Co Croydon now to avoid disappointment!

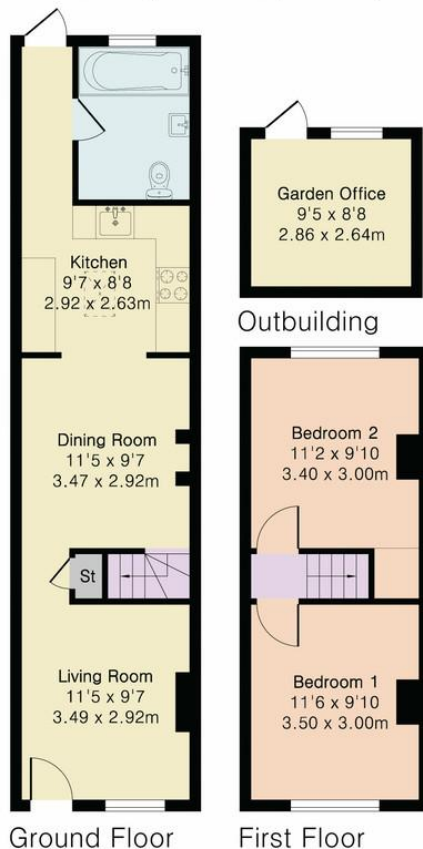


Approximate Gross Internal Area 771 sq ft - 72 sq m

Ground Floor Area 435 sq ft - 40 sq m

First Floor Area 255 sq ft - 24 sq m

Outbuilding Area 81 sq ft - 8 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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