

FOR SALE



Churchill Road , South Croydon

2 Bedrooms, 1 Bathroom, House

Offers In Excess Of £375,000

MARTIN&CO



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Two-Bedroom Mid-Terrace Victorian House with Potential – Close to Purley Oaks Station

- Two Bedroom Victorian House
- Mid- Terrace
- Requires Modernisation
- Upstairs Family Bathrooms
- Two Double Bedrooms
- Quiet Residential Road
- Close To Purley Oaks St

This two-bedroom mid-terrace Victorian property, located on a quiet residential road near Purley Oaks Station, presents an excellent opportunity for refurbishment and customisation. With its classic façade and spacious interior, the home retains character while offering scope for modern living.

The ground floor features a double reception room, ideal for both lounging and dining, and a separate kitchen to the rear with direct access to the garden. The layout is well-suited for reconfiguration or extension, subject to the necessary consents.

Upstairs, the property offers two good sized bedrooms and a family bathroom. The house would benefit from modernisation throughout, making it an ideal project for those seeking to add value or create a personalised family home.

Located on a peaceful street, the property is within easy walking distance of Purley Oaks Station, offering regular services into London, and is well-served by local bus routes. A range of local amenities, parks, and reputable schools are also close by.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 724 sq ft - 67 sq m

Ground Floor Area 376 sq ft – 35 sq m

First Floor Area 348 sq ft – 32 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 m 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

