

SOLD STC



Crunden Road, South Croydon

2 Bedrooms, 2 Bathroom, Mid Terraced House

Guide Price £425,000

MARTIN&CO



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- Spacious Two Bedroom House
- 24' Double Reception Room
- Modern Kitchen
- Two Bathrooms - One En-Suite
- Gas Heating
- Off-Road Parking
- Choice of Stations Nearby

GUIDE PRICE £425,000 - £430,000 Enjoying a sought-after South Croydon setting, within easy reach of a choice of stations, this larger than average Victorian house benefits from the rare feature of off-road parking at the front.

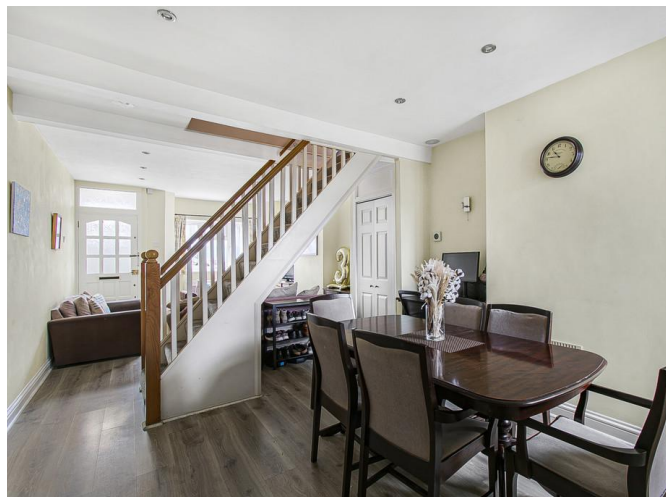
Affording over 900 square feet of accommodation (87sqm), this attractive period property comprises a spacious double reception room, a fitted kitchen, lobby with door to the rear garden, a downstairs bathroom/wc, two double bedrooms and a second upstairs bathroom/wc which is en-suite to the rear bedroom. Other features to note include gas heating and double glazing.

Externally the front garden has been paved to provide a hard standing for one car, whilst to the rear there is a generous garden with lawn and patio areas - the perfect place for al fresco entertaining or for the green-fingered to enjoy.

For commuters, South Croydon, Sanderstead and Purley Oaks Stations are all approximately 10-15 minutes walk away, offering a variety of services into London. Regular bus services towards Croydon & Purley run along nearby Brighton Road, where there is also a good range of local amenities. A wider selection is available near Sanderstead Station or at South End, closer to South Croydon Station.

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		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 929 sq ft - 87 sq m

Ground Floor Area 523 sq ft - 49 sq m

First Floor Area 406 sq ft - 38 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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