



**3 Bed
House**
St. Johns Road
Croydon

£439,995
Freehold

- Period style semi-detached
- 3 spacious bedrooms
- 1 modern bathroom
- 1 spacious reception room
- Close to Croydon shops
- Near cafes and bars
- Easy tramlink access
- Near East Croydon station
- Quiet road cul-de-sac location
- Cellar area with power and light



20 St. Johns Road
Croydon
Croydon
CR0 1RA

Situated the popular St. Johns Road in Croydon, this delightful period-style semi-detached house offers a perfect blend of character and modern convenience. Spanning an impressive 1,001 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

With three well-proportioned bedrooms, this home provides ample space for families or those seeking a comfortable living environment. The single bathroom is thoughtfully designed to cater to the needs of everyday life. The property also has a cellar with power and light which could be used for additional storage.

The location is particularly advantageous, as it is conveniently situated near Croydon's central retail shopping area, where you will find a variety of cafes and bars to enjoy. For those who rely on public transport, the property is within easy reach of tramlink services and East Croydon railway station, making commuting a breeze.

Entrance porch

Leaded glazed front door.

Entrance hall

Carpet as laid.

Reception room

21'9 x 12'0

UPVC double glazed windows to front. Two radiators.
Stripped wood flooring and double doors.

Kitchen/diner

15'6 x 11'7

Recess spotlighting. Range of wall and base units with work surfaces over. Built-in oven and hob with extractor hood. Dishwasher. Stainless steel single drainer sink unit. Breakfast bar. Radiator. Laminate wood flooring. UPVC double glazed doors to garden. Door to bathroom. Stairs down to cellar/storage area.

Cellar/Storage area

12'1 x 10'0

Radiator. Electric meter. Recess spotlights

Landing

Access to loft. Carpet as laid.

Bedroom One

15'5 x 9'10

UPVC double glazed windows to front. Radiator. Laminate wood flooring.

Bedroom Two

11'2 x 10'1

UPVC double glazed window to rear. Radiator. Laminate wood flooring.

Bedroom Three

11'3 x 9'1

UPVC double glazed window to side. Radiator. Laminate wood flooring.

Bathroom

(Ground floor) Recess spotlights. Panelled bath with mixer tap and shower. Pedestal wash hand basin. Low level wc. Airing cupboard housing boiler. Radiator. Fully tiled walls and flooring.

Garden

30'0

Mainly paved. Outside light. Side access to front.

Authority

London Borough Of Croydon Band C



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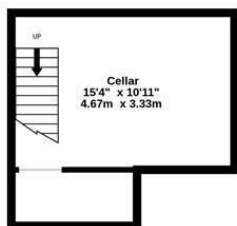
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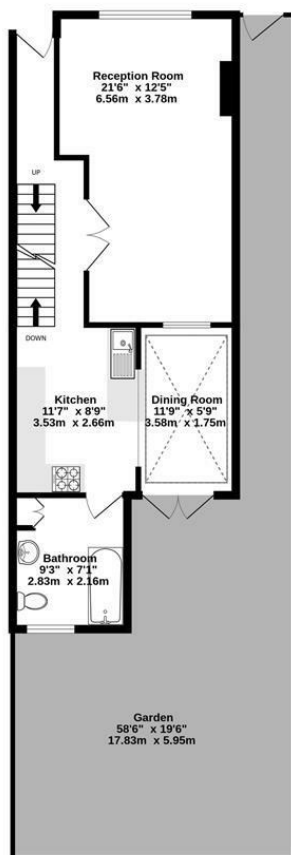
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Basement
202 sq.ft. (18.8 sq.m.) approx.



Ground Floor
582 sq.ft. (54.1 sq.m.) approx.

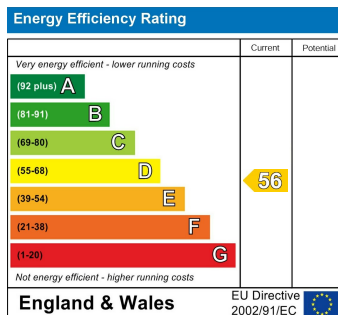


1st Floor
429 sq.ft. (39.8 sq.m.) approx.



St Johns Road, Croydon, CR0

TOTAL FLOOR AREA: 1213 sq.ft. (112.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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