



40 Glossop Road, South Croydon

£650,000 Freehold



haboodle

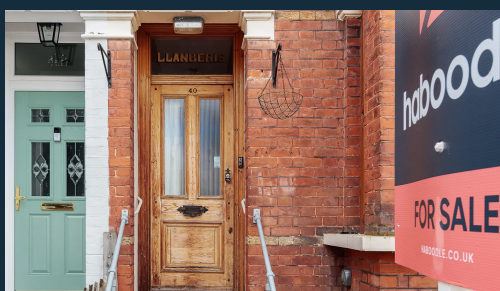
This charming four-bedroom semi-detached home has been in the same family for nearly 90 years. Located in a sought-after area close to local amenities, several town centres and open green spaces, it lies within short walking distance of both Sanderstead and Purley Oaks train stations. Its attractive late Victorian architecture, original character features and large rear garden create a wonderful family home within walking distance of multiple schools rated Outstanding or Good by Ofsted.



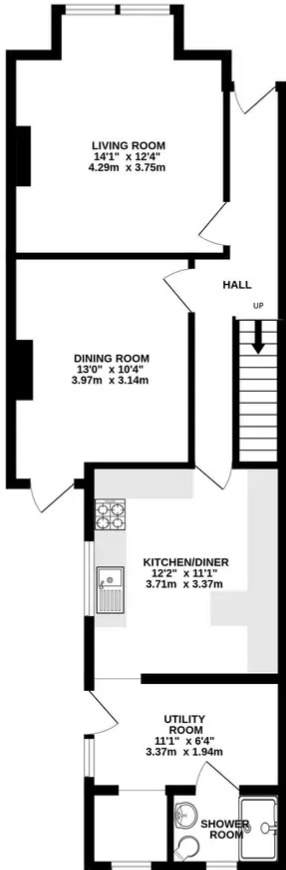
The property offers a wealth of period style, whilst having been sympathetically enhanced over the years. An enclosed front porch leads into the hall, off which the reception rooms and kitchen are arranged. The large family reception room is full of natural light, with original period features including a beautifully detailed fireplace, plaster coving and ceiling rose. A second reception room provides an attractive dining area with direct access to the garden. The kitchen, situated to the rear, features wood-finished cabinets with tiled splashbacks, ceiling downlights, a gas



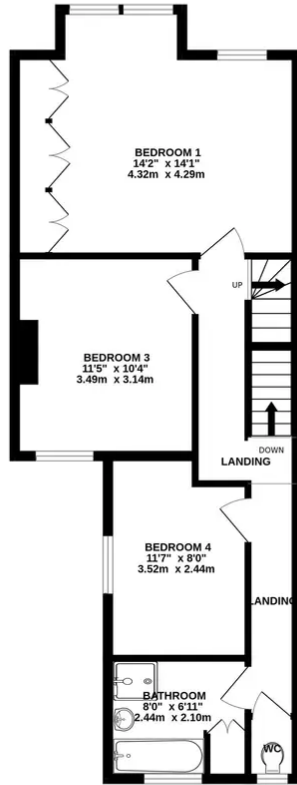
- › Four Bedroom Semi-Detached House
- › No Onward Chain
- › Double Glazed Windows Throughout
- › Potential To Extend (STPP)
- › Cul-De-Sac Location
- › Great location for commuters. Quick access into London Bridge & London Victoria



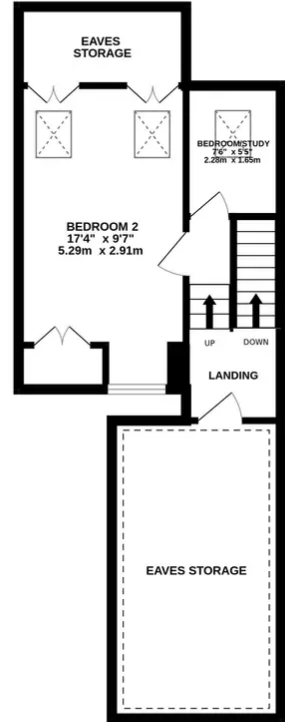
GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



2ND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1684 sq.ft. (156.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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