



2 Bedrooms | 1 Bathroom | 1 Reception Room

Grange Park Road | Croydon | CR7 8QA

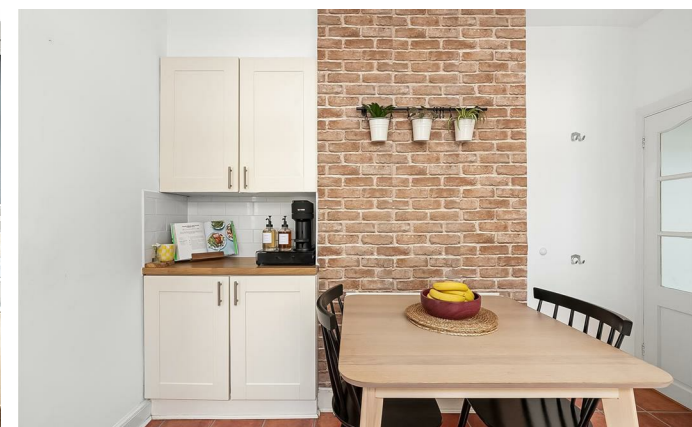
Guide price £340,000

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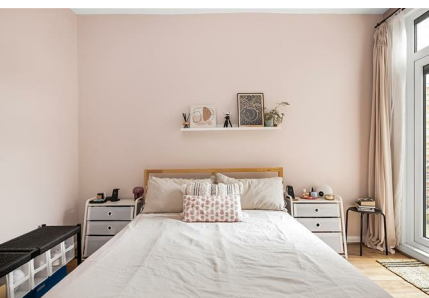
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A well presented ground floor maisonette that has been lovingly updated throughout by the current owners. Just shy of 700 sq. ft., there is plenty of space inside and out, with a private rear garden. The house is located on a quiet street, off the main road, with a large bay window and a fireplace, maintaining the Victorian charm perfectly. Both bedrooms are good sizes, with the second being better suited to a single bed. The main bedroom is a great size double, with wardrobes and access to the garden too. The kitchen is large, with plenty of space for a dining table and all of your utilities. The modern bathroom has just recently been renovated, offering a tranquil space to unwind. There is also a storage cupboard and another entrance to the rear garden. The location is ideal, with Thornton Heath and Crystal Palace close by, and two train stations and bus links within walking distance.

- Bright lounge with high ceilings and bay windows
- Two bedrooms with the primary having direct access to the garden, as well off of the hallway
- Great size kitchen with space for dining
- Recently renovated bathroom that benefits from both a shower and bath
- Ideally located for great bus links and two stations within 0.8 miles, Thornton Heath only a 6 minute walk away



If you are looking for style, space and location, look no further. A perfect combination of character that flows throughout from the Victorian charm with modern updates throughout. A perfect first time buy, down-size or family home, with amenities on your doorstep!



Ground Floor

Hallway

Reception Room

13'7 x 10'5 (4.14m x 3.18m)

Bedroom 1

12'4 x 12'0 (3.76m x 3.66m)

Bedroom 2

8'0 x 7'7 (2.44m x 2.31m)

Kitchen/Diner

11'1 x 10'8 (3.38m x 3.25m)

Bathroom

9'1 x 7'10 (2.77m x 2.39m)

Outside

Private Rear Garden


27'3 x 6'1 (8.31m x 1.85m)

Shared Bin Store



Grange Park Road, CR7

Approximate Gross Internal Area
64.8 sq m / 698 sq ft

 = Reduced headroom
below 1.5 m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1151199)

EPC Rating: C

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