



HUDSON & BROWN



Morland Road, CR0 6HE

Offers invited £475,000

Morland Road, Croydon CR0 6HE

3 1 2 C

Council Tax Band: D



A Classic 1930's Family Home with Character and Potential.

Set on the popular Morland Road in Addiscombe, Croydon, this well-presented three-bedroom terraced house combines traditional 1930's charm with generous living spaces, making it an ideal choice for growing families.

When you enter the property immediately you will be able to see that this is a well maintained and solid property and will make a perfect family home. The property features two bright and versatile reception rooms, one is completely separate and the other reception compliments the kitchen by adding to the open feel of the space making it perfect for both entertaining and family life. The kitchen/dining area leads directly onto a good sized private rear garden, offering plenty of outdoor space for children to play, summer barbecues with family/friends, or quiet relaxation.

Upstairs, there are three well-proportioned bedrooms which are in line with the 1930's style and a 3 piece family bathroom. There is potential to modernise/extend (STPP) into the loft and add value.

Located close to local schools, shops, and excellent transport links, taking you into East/Central Croydon and London. The location of the property balances being close to green spaces while still having city convenience and perks.

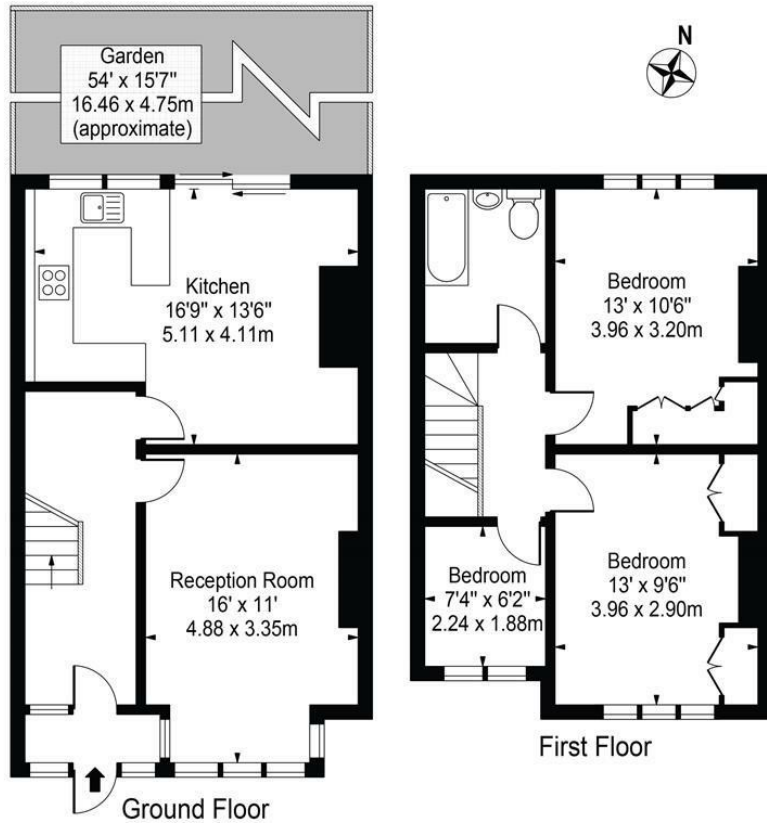
This is a wonderful opportunity to secure a classic family home with scope to add value and create your perfect space.

Key Features:

- £475K
- Freehold
- 1930's Terraced House
- Three bedrooms
- Private rear garden
- Two reception rooms
- Bright & open kitchen
- Family bathroom
- Excellent local schools & transport links: buses, trains and trams
- Nearest station: East Croydon - 11 mins walk
- Nearest Schools: Woodside Primary School, Ark Oval Primary School, Ark Blake Academy, Archbishop Tenison's, & Shirley High School
- EPC: 71 - C

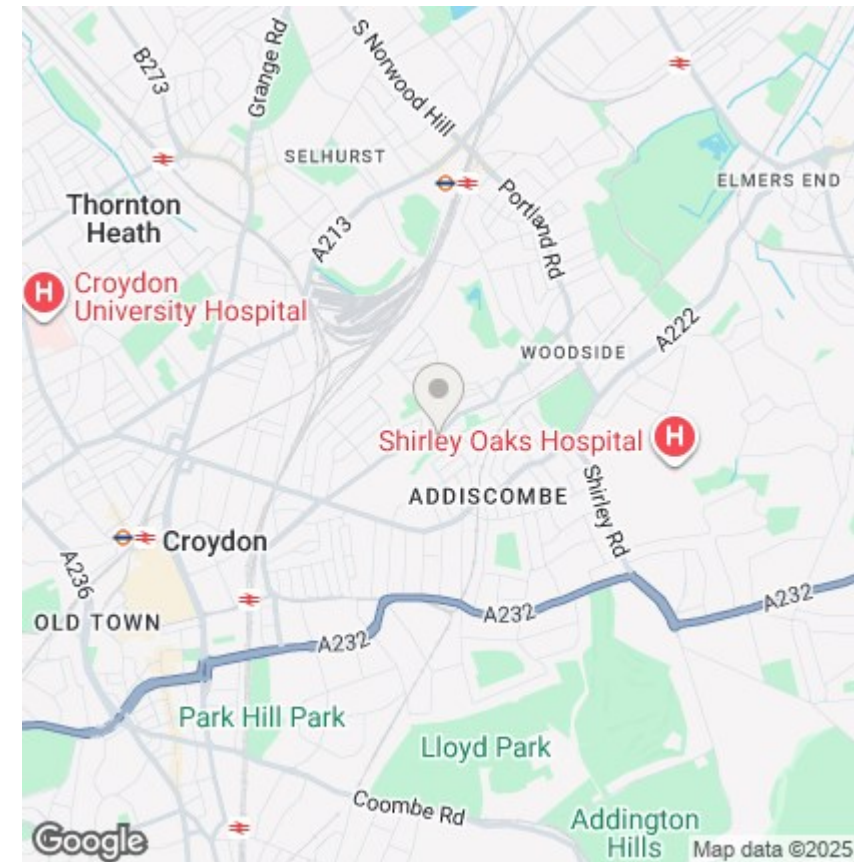
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Approx. Gross Internal Area 954 Sq Ft - 88.63 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewings

Viewings by arrangement only. Call 020 3633 7945 to make an appointment.

Council Tax Band

D