



**Chelsham Road, South Croydon CR2 6HY**

**Welcome to**

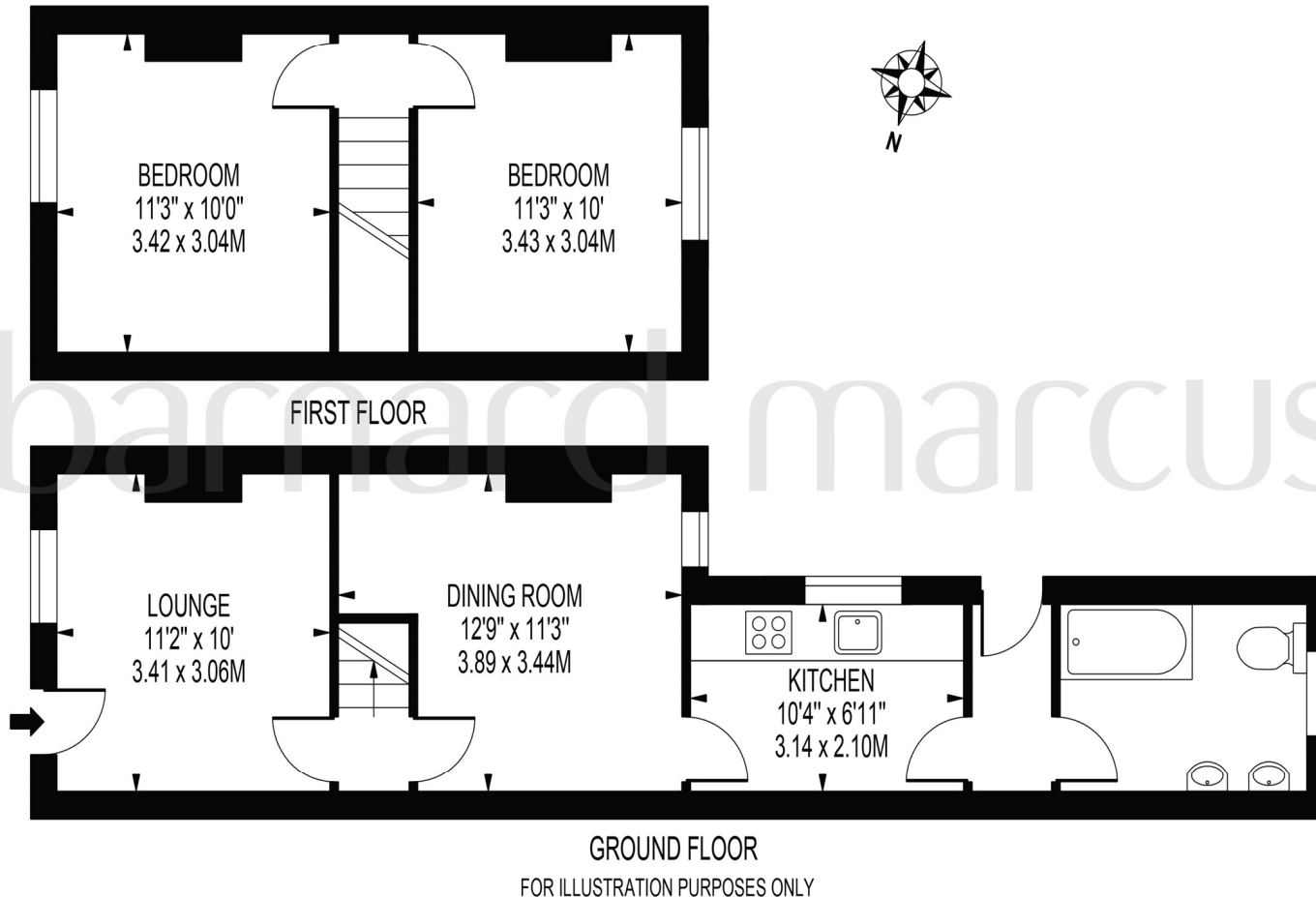
**Chelsham Road, South Croydon**

A perfect character 2 bedroom freehold house, located in the ever popular Chelsham Road, within easy reach of both South Croydon and Sanderstead train stations, tram links and a collection of shops, bars and restaurants, which adorned close by.



# CHELSHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 673 SQ FT - 62.48 SQ M



There are excellent schools nearby including St Peters, as well as a plethora of others. This charming two up two down turn of the century home has an enclosed storm porch entrance leading to the front reception, dissected by stairs to the rear reception and fitted modern kitchen and family bathroom. Two double bedrooms are upstairs and a private garden to rear. Ideal for first time buyers and downsizers alike.

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**Welcome to**

## **Chelsham Road, South Croydon**

- 2 Bedrooms
- Good Transport Links
- Excellent Schools
- Garden
- Close to Bars, Shops and Restaurants

Tenure: Freehold EPC Rating: C

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109013](https://barnardmarcus.co.uk/Property/SCS109013)



Property Ref:  
SCS109013 - 0003

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