

# Jukes & Co

## Estate Agents



## Davidson Road

, CROYDON, CR0 6DG

Price Guide £400,000

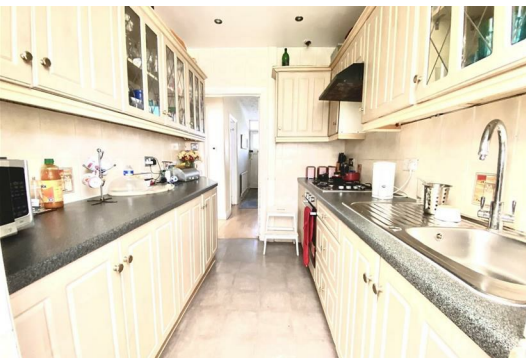


\*\*\*GUIDE PRICE £400,000 - £425,000\*\*\*

Three Bedrooms | GARAGE | Freehold | Private Garden | Close to Norwood Junction Station

Introducing a splendid three-bedroom 1930's home with a rear garage, Jukes & Co are delighted to present this enviable property, featuring two reception rooms, a spacious kitchen, utility, upstairs bathroom, a delightful garden, and a rear garage. Boasting double-glazed windows and gas central heating, this residence ensures modern comfort.

Strategically positioned between two major train stations, South Norwood offers a swift 12-minute link to Norwood Junction, providing easy access to Clapham Junction, Victoria, and various popular destinations. The vibrant high street adds to the allure with an array of shops, restaurants, and bars. Nearby amenities such as bus stops, schools, and parks contribute to the convenience of the location. East Croydon Station is just a short distance away, connecting to numerous stations, and the popular Box Park further enhances the appeal, making this an ideal location for a wonderful family home.



## Entrance Hall

Front door, laminate floor, radiator, smoke alarm, cupboard under stairs housing meter and fuse box, storage cupboard

## Lounge (Reception) 12'2" x 11' (3.71m x 3.35m)

12' 2" x 11' ) Laminate floor, double glazed window, radiator, feature fireplace with electric fire

## Dining Room 12'2" x 11' (3.71m x 3.35m)

12' 2" x 11' Laminate floor, double glazed window with door to garden (currently used as a bedroom)

## Kitchen 15' x 6' (4.57m x 1.83m)

15' x 6' Tiled floor, wall and base units, gas hob and oven, extractor, partly tiled, fridge freezer, door to garden

## Bedroom One 12' x 11'2" (3.66m x 3.40m)

12' x 11' 2" (3.66m x 3.40m) Laminate floor, radiator, 2 built-in cupboards

## Bedroom Two 12'1" x 8'11" (3.68m x 2.72m)

12' 1" x 8' 11" (3.68m x 2.72m) Fitted cupboard, radiator, double glazed window

## Bedroom Three 7'4" x 6' (2.24m x 1.83m)

7' 4" x 6' (2.24m x 1.83m) Laminate floor, radiator, double glazed window

## Bathroom

Laminate floor, pedestal wash hand basin, double glazed window, panel bath with shower, partly tiled, airing cupboard

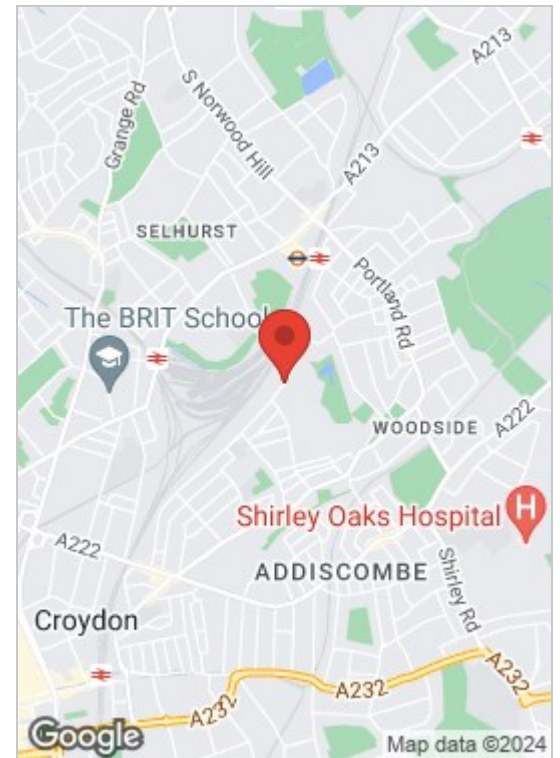
## Garden

40FT Shed, garage, apple tree

## Garage

## Separate w.c

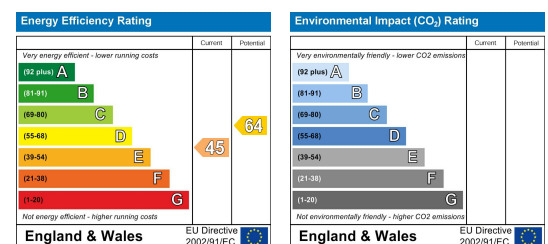
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Sales and Lettings

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