

# Jukes & Co

## Estate Agents



## Lodge Road

, CROYDON, CR0 2PB

Offers Around £280,000



We are pleased to offer this Unique and Impressively sized period Ground floor conversion flat. Occupying over 700 square feet and ideal for extending or layout change. Lodge Road is conveniently positioned for both East and West Croydon Train stations with access to Central London as well as lines to Gatwick and Brighton and numerous Bus routes to surrounds. There are a number of shops, restaurants and cafes just a short walk away including Croydon Town centre and Box Park. The property currently laid out as a One bedroom offers 14'10 front reception and further 11'10 dining area with separate Kitchen, 16'1 Bedroom with feature fireplace, Private rear Garden and is also offered with Share of Freehold. Book your viewing now and avoid Missing out!

Share of Freehold - EPC rating D - Council Tax Band C -



## Communal Entrance Hall

Door to flat

## Living room 14'10 x 12'4 (4.52m x 3.76m)

Double glazed bay window to front, chimney breast storage recess, cornicing, coved ceiling, arched way to dining room.

## Dining Area 11'10 x 10'6 (3.61m x 3.20m)

Window to utility, archway to kitchen and inner hall, dado rail and picture rail, radiator, cupboard housing boiler.

## Kitchen 7'6 x 6'9 (2.29m x 2.06m)

Range of wall base units integrated gas hob, integrated oven, extractor above, stainless steel sink and drainer, part tiled walls, space and plumbing for washing machine and fridge freezer, doorway to utility

## Utility Room 7'11 x 3'5 (2.41m x 1.04m)

Opaque double glazed window to side, door to side with access to garden, velux to side, radiator, part tiled walls, space for tumble dryer, door to bath.

## Bathroom 10'3 x 3'3 (3.12m x 0.99m)

Comprising panel enclosed bath with shower attachment, low level w.c, pedestal wash hand basin, opaque double glazed windows to side, heated towel rail part tiled walls, spotlights.

## Inner Hall

L-shaped with under stair storage and door to bedroom

## Bedroom 16'1 x 11'3 (4.90m x 3.43m)

Feature fireplace with hearth mantle and surround door onto lean to, radiator, coved ceiling, picture rail.

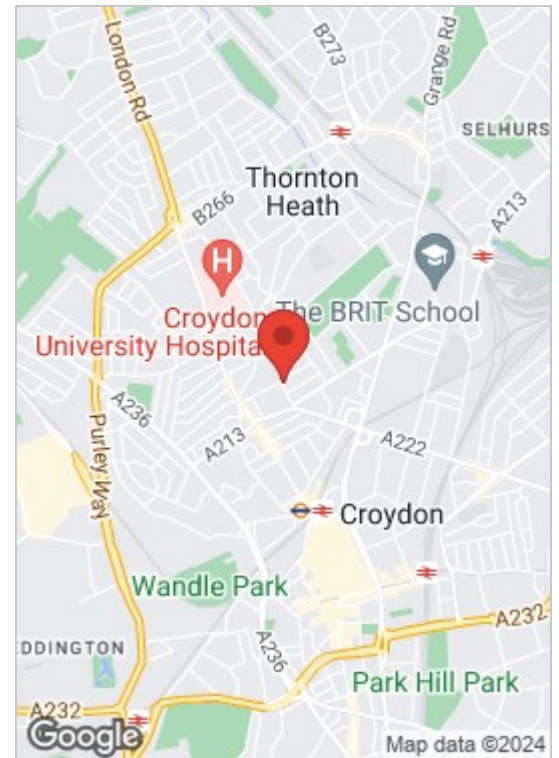
## Lean to 9'11 x 8'7 (3.02m x 2.62m)

Window units, door to garden

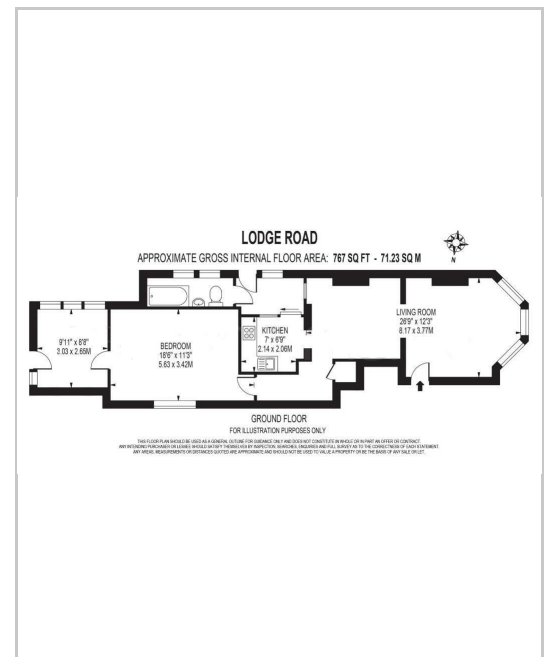
## Rear Garden

Fenced boundaries, path to rear, area of lawn, flower bed borders.

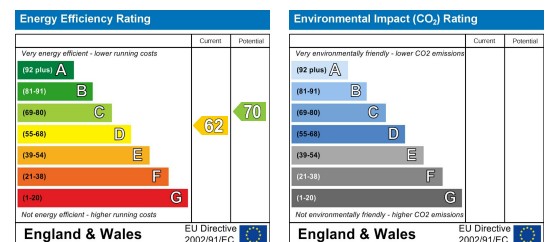
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Sales and Lettings

76 High Street, South Norwood, London SE25 6EB

T: 020 8653 9393 · F: 020 8771 5551 · E: sales@jukesestateagents.com · E: lettings@jukesestateagents.com

W: jukesestateagents.com