



Buxton Road

£475,000

This stunning semi detached three double bedroom two bathroom period family home has been thoughtfully modernised and extended to provide a contemporary family home which really does merit early inspection. The ground floor has two large reception rooms, a beautiful kitchen/diner plus a modern downstairs bathroom. The third reception room provides a large flexible space, ideal for a guest bedroom with step-free access to the spacious bathroom. Alternatively it would provide a substantial space to work from home or for leisure pursuits. Upstairs are three double bedrooms and a modern bathroom. To the rear is an attractive garden with side pedestrian access ideal for bikes etc. Early inspection advised. Easy access is obtainable to West Croydon (23mins walk) East Croydon is also easily accessible via multiple bus routes with its fast services to Gatwick & London.

*Energy performance rating C
Council tax band D*

Buxton Road

Front

Reception 1 11'9" x 11'5" (3.60 x 3.50)



Reception 3 16'4" x 10'2" (5.00 x 3.10)



Reception 2 11'9" x 9'10" (3.60 x 3.00)



Bathroom 9'2" x 7'2" (2.80 x 2.20)



Kitchen 19'0" x 9'2" (5.80 x 2.80)



Bedroom 1 15'5" x 11'5" (4.70 x 3.50)



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Bedroom 2 11'5" x 9'6" (3.50 x 2.90)

Garden 22'3" x 19'4" (6.80 x 5.90)



Bedroom 3 11'1" x 9'2" (3.40 x 2.80)

Back



Shower room

Garden side return





Kitchen alternative perspective



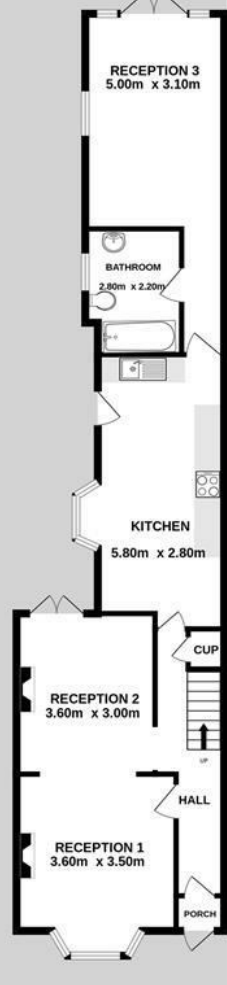
Front garden





GARDEN
(approx)
6.8m x 5.9m

GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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	

