



- Two double bedrooms
- Double glazing
- Garden
- Near East Croydon Station

## Davidson Road, EAST CROYDON, Surrey CR0 6DL

Spacious two double bedroom Victorian house with potential to add further scope to the building or possible re configuration into a three bedroom as we feel it was previously. There is a spacious and large kitchen and conservatory area. Upstairs bathroom. NO FORWARD CHAIN! Lovely location. Located for ease of access to East Croydon rail station and tram link. EPC Rating D. Tax Band D.

**Offers In Region Of £399,995**



## Property Description

HALLWAY Laminate flooring, radiator.

RECEPTION 701 x 305 23' 9" x 10' 9" (7.24m x 3.28m) (max)Radiator, laminated flooring, two double glazed windows,, radiator.

KITCHEN 335 x 213 11' 3" x 7' 10" (3.43m x 2.39m) Full range of wall and base units, single drainer sink unit with mixer tap, plumbing for washing machine, gas hob and oven, double glazed window, boiler cupboard.

CONSERVATORY 9' 1" x 8' 5" (2.77m x 2.57m) Ceramic tiled floor, casement window, door to garden.

STAIRS TO 1ST FLOOR LANDING. Loft hatch, opaque double glazed window, built-in cupboard.

BEDROOM ONE 335 x 427 14' x 11' 9" (4.27m x 3.58m)Radiator, two double glazed windows, built-in wardrobes.

BEDROOM TWO 244 x 335 11' 10" x 8' 9" (3.61m x 2.67m)Built-in wardrobes, shelving, radiator, laminated flooring, double glazed window.

BATHROOM Opaque double glazed window, low level w.c., [panel enclosed bath with mixer tap shower attachment, radiator, wash hand basin with mixer tap.

GARDEN Approx. 35ft

Tax Band D £ 1,466.39 per year.







**TOTAL: 86.4 sq.m. (930 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements