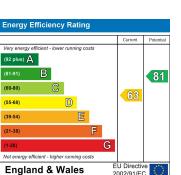
Paul Meakin







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

Duppas Hill

Recreation Ground

OLD TOWN

Barclay Rd

Park Hill Park

Coombe Rd

Coombe Rd





Paul Meakin £420,000 Lower Coombe Street, Croydon, CR0 1AA





This beautifully presented two-bedroom terraced home has been thoughtfully modernized throughout, combining contemporary style with charming period features. Original details, such as fireplaces in the bedrooms and reception rooms, alongside stripped wood floors, add character and warmth to the space. Inside, the property boasts neutral decor throughout, creating a light and inviting atmosphere. The ground floor offers an enclosed porch, a bright and spacious front reception room, a separate dining room with direct access to the garden, a modern kitchen, and a stylish four-piece bathroom.

Upstairs, you'll find two generously sized bedrooms, with an additional room connected to the rear bedroom that is currently used as a walkin wardrobe, offering ample storage or the potential for further customization. There is also the exciting possibility for a loft conversion (subject to planning permission). The front reception room and all bedrooms are fitted with custom-made "plantation" blinds, adding an elegant touch, while the easy-to-maintain rear garden offers a peaceful outdoor retreat. The current owner has installed a acoustic double glazing ensuring a quiet and peaceful environment despite the central location. A PIV ventilation system has been recently installed and the boiler is less than two years old.

This property enjoys a superb location, just a short walk from both South and East Croydon stations, offering excellent transport links to Central London, Gatwick, and the South Coast. Croydon town center is within easy reach, providing a wealth of shops, amenities, and leisure options, including a cinema complex. The vibrant 'Restaurant Quarter' is also nearby, offering a wide range of bars and dining options.

EPC Pending



