

FOR SALE



John's Terrace, East Croydon, CR0.

**A Lovely Bay-Fronted Two Bedroom House
Close to East Croydon Station.**

Guide Price £400,000 - £425,000 (SUBJECT TO CONTRACT)

MARTIN&CO



John's Terrace, East Croydon

2 Bedrooms & 1 Bathroom

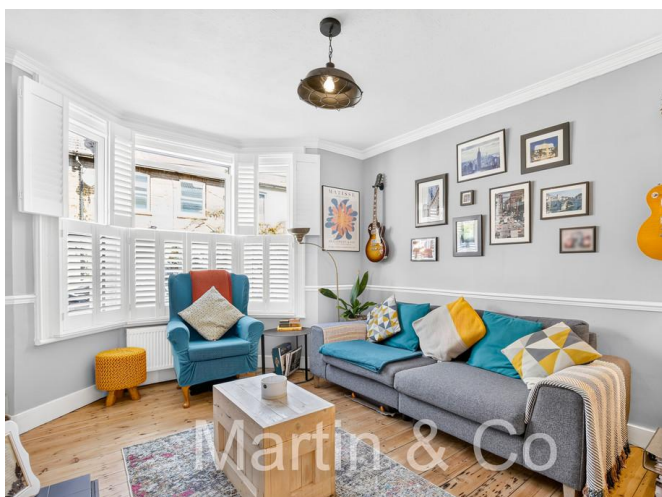
Guide Price £400,000 - £425,000

A BEAUTIFULLY PRESENTED BAY-FRONTED HOUSE, JUST 5 MINUTES FROM EAST CROYDON STATION.

Discerning buyers looking for a beautiful home that ticks all the boxes should hurry to view this fantastic two bedroom house, enjoying a cul-de-sac setting just a 5 minute stroll from East Croydon Station.

- Beautifully Presented Bay-Fronted House
- Superb 15' Eat-In Kitchen
- 22' Double Reception Room
- Two Double Bedrooms
- Lovely First Floor Bathroom/WC

Beautifully presented and retaining many original and character features, the property affords larger than average accommodation compared to many two bedroom houses. The front door leads to an entrance hall, there is a fantastic 22' double reception room with a generous living space and plenty of room for entertaining in the dining area, which has doors to the breakfast area of the kitchen. The kitchen/breakfast room itself is 15' x 9' with French doors leading into the sunny and secluded rear garden. There is also an additional utility/kitchen area leading back to the hallway, with a range of matching wall and base units. The first floor is approached by stairs to the side of the property and has two bedrooms, together with a charming character bathroom incorporating a roll top bath and a separate shower enclosure. Features of note include gas heating and sash-style double glazed windows, more in keeping with the age of the house.



Externally there is a small front garden and an easy maintenance West facing rear garden which enjoys a very sunny and secluded outlook. Parking is available free of charge on a first come – first served basis on the road outside and further parking is available with a residents permit from the Council in the surrounding roads.

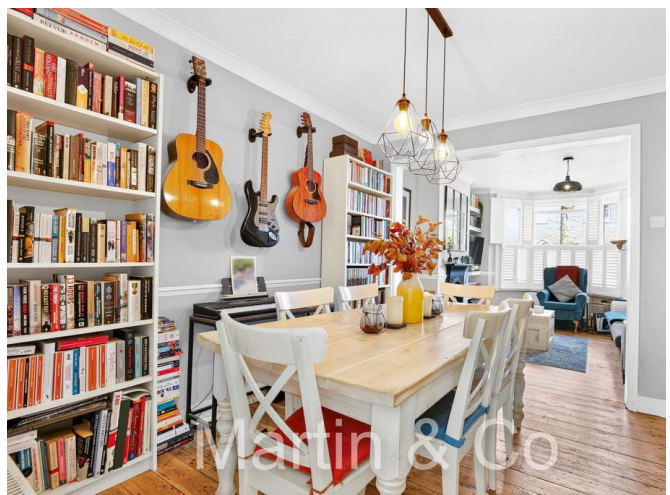
John's Terrace is a small cul-de-sac of period properties just off Cross Road, a turning off Cherry



Orchard Road. East Croydon Station and Tramlink are about five minutes away on foot and regular bus services run along Cherry Orchard Road. A good range of local shops and leisure facilities are nearby, with a broader range - including Boxpark - to be found around the Station.

This lovely property really does offer all the things that most buyers are looking for in a house and should be viewed without delay, to avoid disappointment.

Call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!

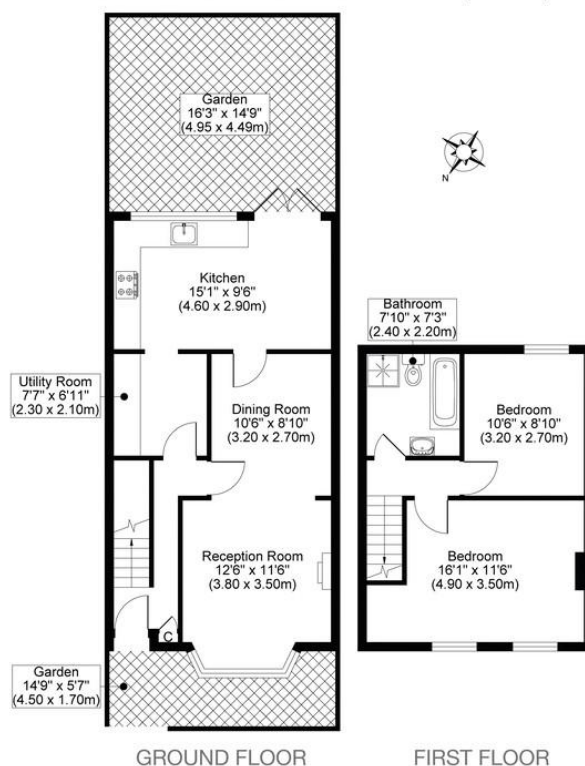




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JOHNS TERRACE, CROYDON, CR0
TOTAL APPROX FLOOR PLAN AREA 861 SQ.FT (80 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

