

**SOLD STC**



**Churchill Road , South Croydon**

**2 Bedrooms, 1 Bathroom, House**

**Offers In Excess Of £375,000**

**MARTIN&CO**





## Churchill Road , South Croydon

Offers In Excess Of £375,000

- Two Bedroom Victorian House
- Mid- Terrace
- Requires Modernisation
- Upstairs Family Bathrooms
- Two Double Bedrooms
- Quiet Residential Road
- Close To Purley Oaks St

Two-Bedroom Mid-Terrace Victorian House with Potential – Close to Purley Oaks Station

This two-bedroom mid-terrace Victorian property, located on a quiet residential road near Purley Oaks Station, presents an excellent opportunity for refurbishment and customisation. With its classic façade and spacious interior, the home retains character while offering scope for modern living.

The ground floor features a double reception room, ideal for both lounging and dining, and a separate kitchen to the rear with direct access to the garden. The layout is well-suited for reconfiguration or extension, subject to the necessary consents.

Upstairs, the property offers two good sized bedrooms and a family bathroom. The house would benefit from modernisation throughout, making it an ideal project for those seeking to add value or create a personalised family home.

Located on a peaceful street, the property is within easy walking distance of Purley Oaks Station, offering regular services into London, and is well-served by local bus routes. A range of local amenities, parks, and reputable schools are also close by.

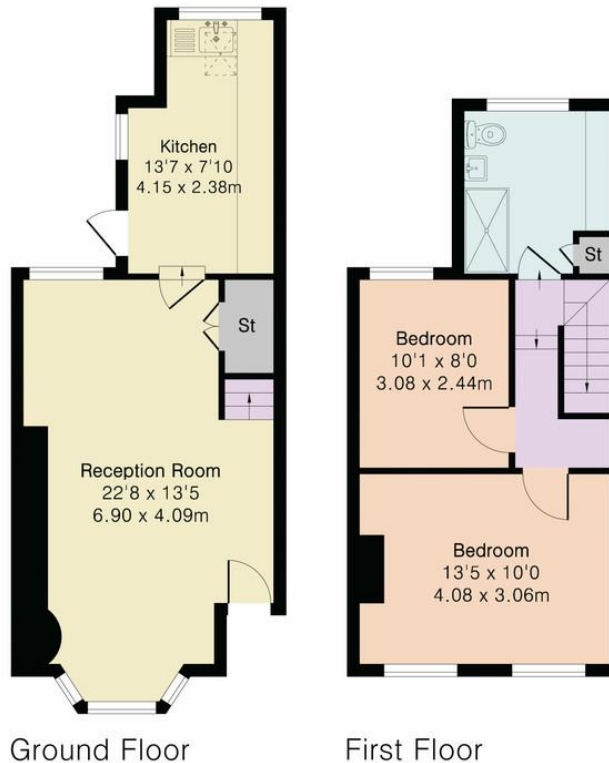
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



**Approximate Gross Internal Area 724 sq ft - 67 sq m**

Ground Floor Area 376 sq ft – 35 sq m

First Floor Area 348 sq ft – 32 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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