

**SOLD STC**



**Jesmond Road, Croydon**

**2 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £425,000**

**MARTIN&CO**



## Jesmond Road, Croydon

Offers In Excess Of £425,000

- Fantastic Family House
- Two Bedrooms
- Luxury Kitchen/ Dinner
- End of Terrace
- Hotel Style Family Bathroom
- Downstairs WC / Utility Room
- Quiet Residential Road

Be the envy of your friends in this stunning two-bedroom house, which enjoys a popular Addiscombe location, within easy reach of East Croydon Station.

Presented in superb condition throughout, the property affords over 1000 square feet of accommodation combining stylish, modern living with a character, period property.

The ground floor features a stunning kitchen extension, designed by well-known architect Laura Jane Clark, from BBC's Your Home Made Perfect and Channel 4's Ugly House to Lovely House and Amazing Spaces. With its large island unit, this is the perfect space for entertaining, whilst there is also a snug sitting room for cosy evenings in. Another feature of note is the cleverly concealed downstairs cloakroom/wc/utility room. On the first floor there are two bedrooms and a bathroom/wc.

Externally there is a good sized but easily maintained garden, the perfect spot for a family BBQ, morning coffee or a Summer sundowner.

Offered chain-free, this home is ready to move straight into. Don't miss out, call us now!

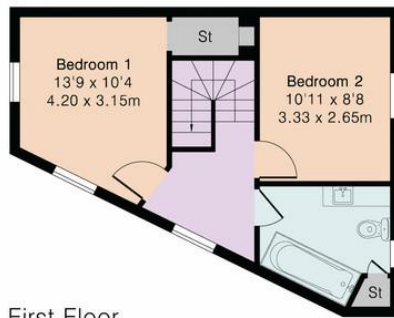
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



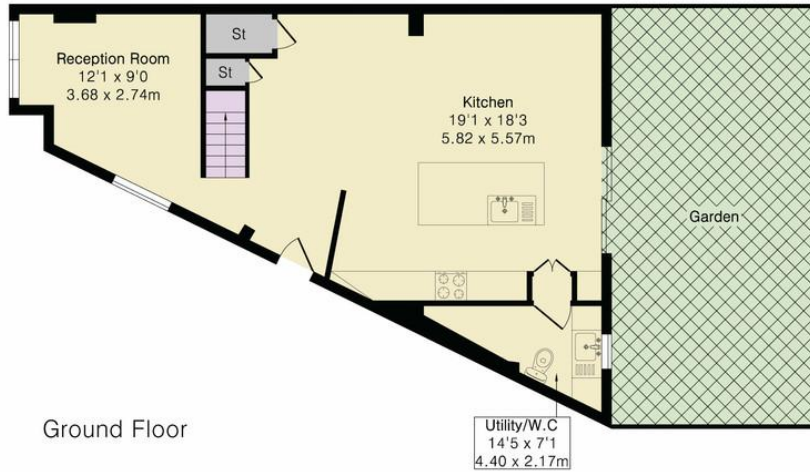
**Approximate Gross Internal Area 1016 sq ft - 94 sq m**

Ground Floor Area 655 sq ft – 61 sq m

First Floor Area 361 sq ft – 33 sq m



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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