

**FOR SALE**



**Beech House Road, East Croydon, CR0 1JP.**

**A 5 Bedroom, 2 Bathroom Semi-Detached House**

**Asking Price Of £700,000 Freehold**



**Beech House Road,  
East Croydon**

**5 Bedrooms & 2 Bathrooms**

**Asking Price Of £700,000**

- Substantial Semi-Detached House
- Five Bedrooms
- Two Very Large Reception Rooms
- Many Original Features Including Fireplaces
- Lovely Sunny Garden

Take the pain out of your morning commute with this substantial family-sized semi-detached period property, which enjoys a quiet residential location in the Chatsworth Road Conservation Area, just 10 minutes walk from East Croydon's favoured commuter station providing easy access to London Bridge and Victoria in under 15 minutes.

The accommodation, which measures over 2000 square feet including the storage cellar (203sqm), affords an entrance hall, a large 19' x 18' reception room with feature fireplace and a wide square bay window facing the sunny rear garden, a 17' x 15' dining room also with original fireplace at the front of the house, a separate kitchen, a downstairs cloakroom/shower-room, generous landing with skylight loft access, three double bedrooms all with original fireplaces, two good-sized smaller bedrooms - one with fireplace and a pretty porthole round window, a bathroom and a separate wc.

Externally there is an attractively stocked and landscaped rear garden with a sunny Southerly aspect and a secluded secret garden offering a surprisingly tranquil haven for a property in such a central location. The front garden has been paved to provide off-road parking. Additional parking is available in the road with a resident's permit from Croydon Council. A garage very nearby may be available to buy via separate negotiation.



The many bars and eateries of the 'Restaurant Quarter' are just a short stroll away, whilst Boxpark and the town centre are also within very easy reach. Tramlink provides a neat route to Wimbledon with its District Line station and the Overground from West Croydon provides an alternative route towards Docklands avoiding Zone1, as well as East and North London.



For those with children, this grand house is also well placed for a wide choice of good schools and petty Park Hill Park with its tennis courts and children's playground is just a couple of minutes away. The wider open spaces of Lloyd Park, Coombe Park and Shirley Hills are a 15-20 minute walk away.

Available with no onward chain, the house is now in need of updating, however it retains many stunning original architectural features and would be perfect for those who appreciate charm and character, as well as convenience.

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Approximate Gross Internal Area 2178 sq ft - 203 sq m

Basement Area 225 sq ft – 21 sq m

Ground Floor Area 966 sq ft – 90 sq m

First Floor Area 987 sq ft – 92 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.



MARTIN&CO

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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 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.

