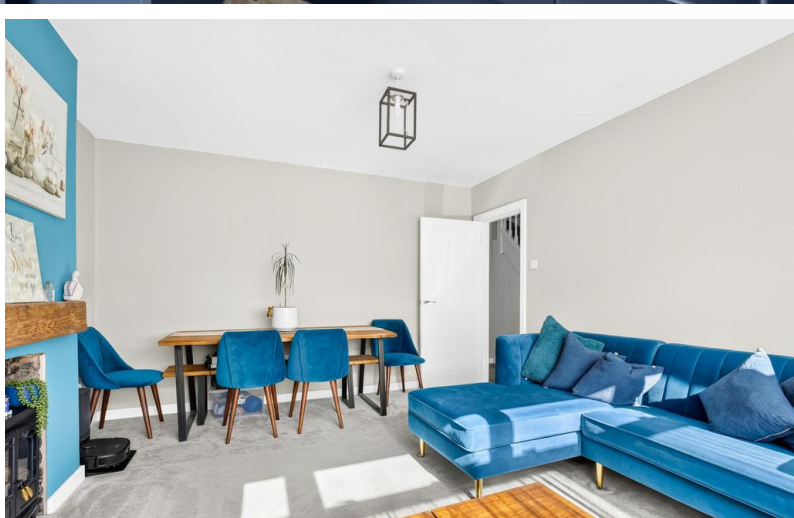


FOR SALE



Grange Road, South Croydon, CR2.

**A Beautifully Presented 3 Bedroom House
close to Purley Oaks Station**

Asking Price Of £525,000 (SUBJECT TO CONTRACT)

MARTIN&CO



Grange Road, South Croydon

3 Bedrooms & 1 Bathroom

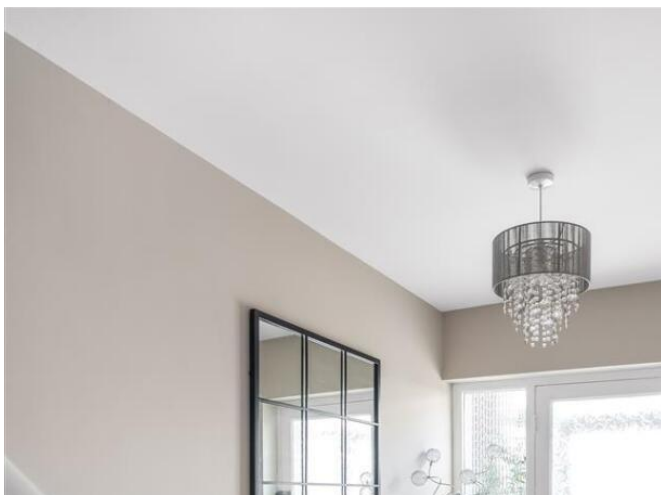
Asking Price Of £525,000 (stc)

- Spacious 1930's Style House
- 15' Reception Room + Separate Dining Room
- Smart 'Shaker' Fitted Kitchen
- Utility Room/WC
- Three Bedrooms

A SPACIOUS 1930's STLE THREE BEDROOM HOUSE AVAILABLE WITH NO ONWARD CHAIN>

Enjoying a cul-de-sac setting just a short stroll from Purley Oaks Station, this well-presented three three-bedroom family home has been updated by the current owner to provide a spacious and comfortable home where you can just move in and get on with enjoying family life!

The immaculately presented accommodation affords a handy porch, a bright entrance hall, a very generous 15' principal reception room, a second reception room with doors to the rear garden, a fantastic fitted 'Shaker'-style kitchen, a separate utility room and ground floor WC, three good-sized bedroom – two with fitted wardrobes – and a recently refurbished bathroom/wc incorporating a separate shower enclosure, as well as a bath. Feature to note include gas heating and double glazing.



Externally the property has a driveway at the front, providing parking for two cars and a very accessible detached garage at the end of the rear garden offering further parking or storage options. The rear garden itself has a sunny Westerly aspect and is not overlooked from behind – the owners currently have a hot-tub, which may be available by separate negotiation.

The house is located in the cul-de-sac section of the road. Purley Oaks Station is just a couple of minutes stroll away and there are regular bus services towards Croydon and Purley along nearby Brighton Road.



Combining generous accommodation with excellent transport links and a sought-after location, this is a superb opportunity for buyers seeking a well-maintained home ready to move straight into.

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

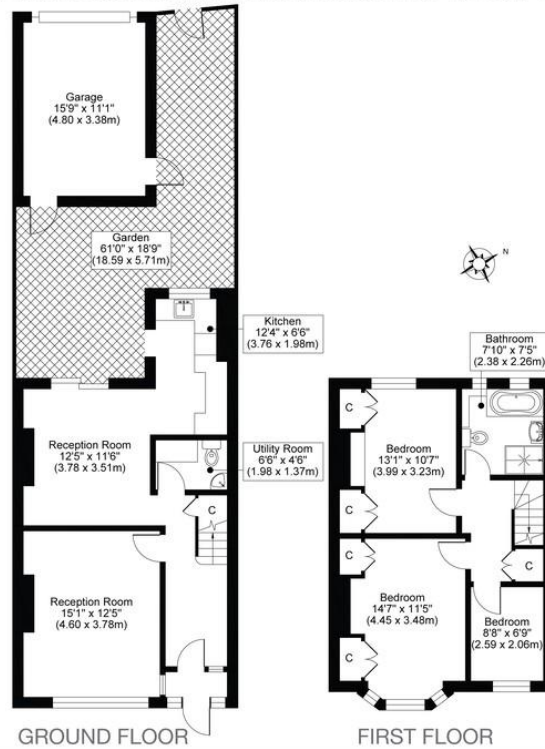




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		



Grange Road, South Croydon, CR2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1249 SQ.FT (116 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1072 SQ.FT (100 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.

optjc
MEDIA
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<http://www.martinco.com>

MARTIN&CO

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 any 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.

