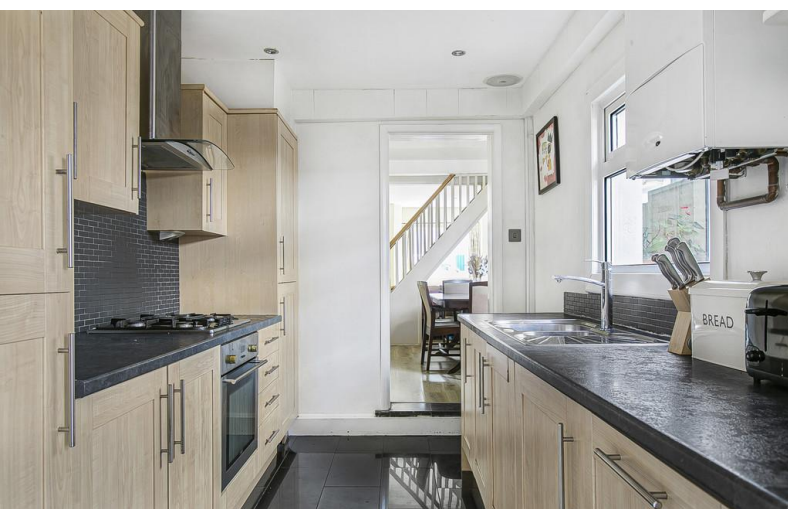


SOLD STC



Crunden Road, South Croydon

2 Bedrooms, 2 Bathroom, Mid Terraced House

Asking Price Of £420,000

MARTIN&CO



Crunden Road, South Croydon

Asking Price Of £420,000

- Spacious Two Bedroom House
- 24' Double Reception Room
- Modern Kitchen
- Two Bathrooms - One En-Suite
- Gas Heating
- Off-Road Parking
- Choice of Stations Nearby

Enjoying a sought-after South Croydon setting, within easy reach of a choice of stations, this larger than average Victorian house benefits from the rare feature of off-road parking at the front.

Affording over 900 square feet of accommodation (87sqm), this attractive period property comprises a spacious double reception room, a fitted kitchen, lobby with door to the rear garden, a downstairs bathroom/wc, two double bedrooms and a second upstairs bathroom/wc which is en-suite to the rear bedroom. Other features to note include gas heating and double glazing.

Externally the front garden has been paved to provide a hard standing for one car, whilst to the rear there is a generous garden with lawn and patio areas - the perfect place for al fresco entertaining or for the green-fingered to enjoy.

For commuters, South Croydon, Sanderstead and Purley Oaks Stations are all approximately 10-15 minutes walk away, offering a variety of services into London. Regular bus services towards Croydon & Purley run along nearby Brighton Road, where there is also a good range of local amenities. A wider selection is available near Sanderstead Station or at South End, closer to South Croydon Station.

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		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 929 sq ft - 87 sq m

Ground Floor Area 523 sq ft - 49 sq m

First Floor Area 406 sq ft - 38 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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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. **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.

