

Farquharson Road | | Croydon | CR0 2UH

Guide Price £325,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £325,000 - £350,000
Occupying a truly impressive plot this three-bedroom, split-level maisonette is chain-free and presents the perfect opportunity to purchase a truly unique property.

The ground-floor features separate porch, entrance hall, kitchen, lounge, dining room, bathroom and separate W.C. The first-floor includes three good-size bedrooms, landing which leads to a study area and an en-suite.

External features include a shared driveway leading to a gated entrance, a detached garage and an impressive size plot with own rear garden.

West Croydon provides London Overground services on the Windrush line, which can be used for trains to Highbury & Islington and Shoreditch High Street. East Croydon provides services to London Victoria, Clapham Junction, London Bridge, Farrington, Kings Cross, St. Pancras, Gatwick Airport and Brighton.

Local bus routes include the 450, 75, and 157 while Central Croydon offers a wide range of shops, restaurants, bars, gyms and amenities. Popular local schools include Elmwood Junior School and Chestnut Park Primary School.

Porch
The porch includes tiled floor and double-glazed windows.







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Entrance Hall
The entrance hall includes tiled floor, stairs ascending to first-floor, coved ceiling, down-lights and smoke alarm.

W.C
The W.C includes tiled floor, tiled walls, low-level W.C with dual-flush and extractor fan.

Bathroom
The bathroom includes tiled floor, tiled walls, double-glazed window, panel-enclosed bath with shower hose attachment, chrome heated towel rail, pedestal wash-hand basin, wall-mounted Worcester boiler and extractor fan.

Lounge
The lounge includes double-glazed window, concealed radiator, double-glazed glass-panel double doors leading to rear garden and down-lights.

Kitchen
The kitchen includes wall & base level units with work surface area, one & a half bowl sink with drainer, space for washing machine, partially-tiled walls, four-ring gas hob, oven with stainless-steel extractor hood, internal double-glazed window, electric heater, space for fridge-freezer, extractor fan and down-lights.

Dining Room
The dining room includes two double-glazed windows, single-glazed window with secondary-glazing and radiator.

Landing
The landing includes double-glazed window, smoke alarm and coved ceiling.

Bedroom One
Bedroom one is dual-aspect and includes two double-glazed windows, radiator and coved ceiling.

Study Area
The study area includes double-glazed window, radiator, cupboards and coved ceiling.

Bedroom Two
Bedroom two includes double-glazed window, radiator and coved ceiling.

Bedroom Three
Bedroom three includes double-glazed window, radiator, cupboard and loft hatch.

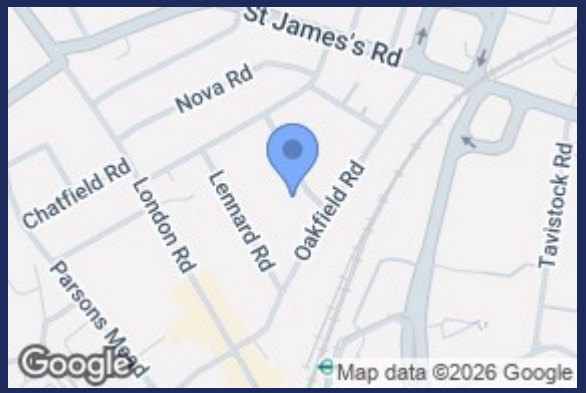
En-Suite
The en-suite includes tiled walls, low-level W.C, double-glazed window, pedestal wash-hand basin, shower enclosure with electric shower & extractor fan.

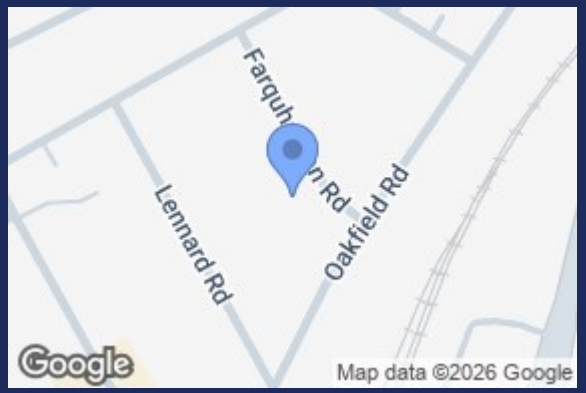
Front of the Property
The property is accessed via a shared driveway and gated entrance.

Rear of the Property
The rear of the property includes an impressive-sized plot of land with a water tap and a range of plants, shrubs & trees.

Garage
The garage includes an up & over door.







GROUND-FLOOR
606 sq.ft. (56.3 sq.m.) approx.

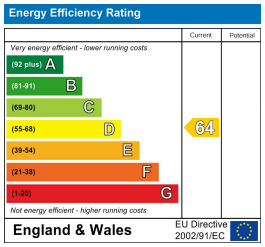
FIRST-FLOOR
561 sq.ft. (52.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1167 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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