

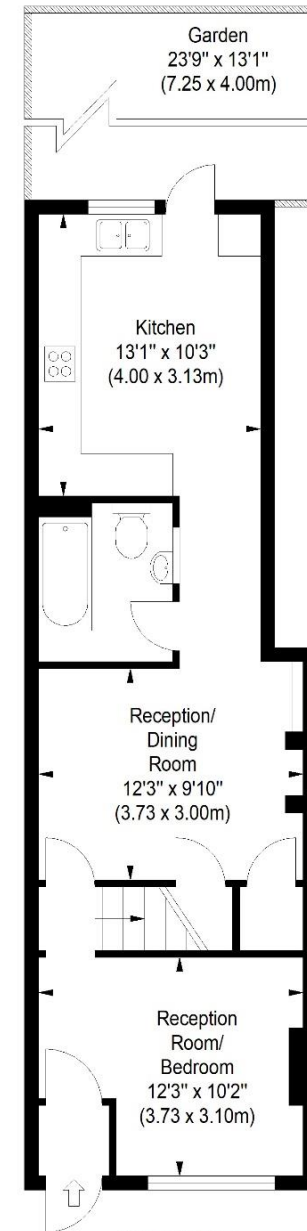
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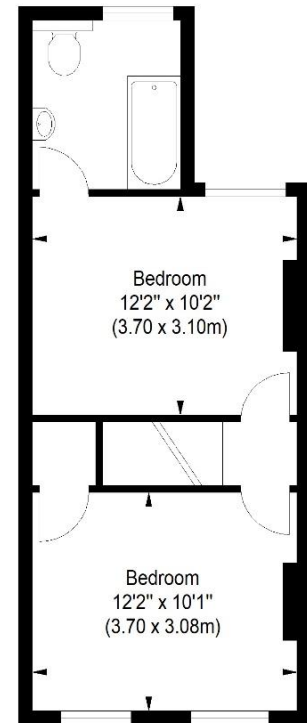
GLADSTONE ROAD, CROYDON
GUIDE PRICE £365,000







Ground Floor



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

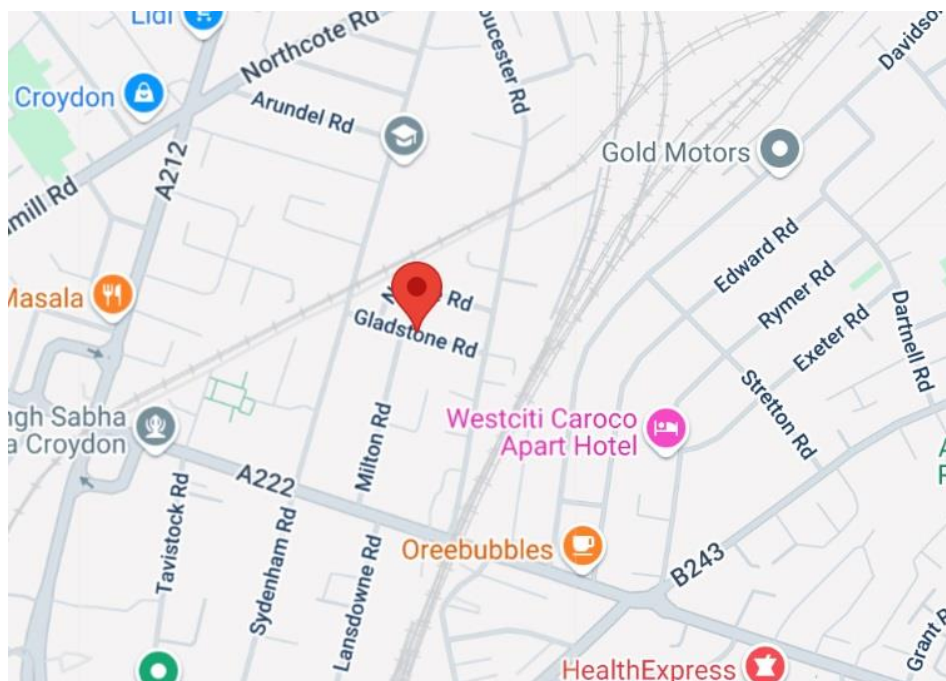
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL





- ❖ TWO DOUBLE BEDROOM
- ❖ PERIOD TERRACED HOUSE
- ❖ SOUTH FACING REAR GARDEN
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ WELL DECORATED THROUGHOUT
- ❖ EXTENDED KITCHEN
- ❖ TWO BATHROOMS
- ❖ 0.6 MILES FROM SELHURST TRAIN STATION
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ EPC EER C



**** Chain Free ** South Facing Rear Garden **** A two double bedroom period terrace house, situated within this ultra convenient location, which sits only 0.6 miles from Selhurst, West Croydon and East Croydon train stations; providing a phenomenal choice of commuting options.

This bright & airy home enjoys good decor, has newly laid flooring throughout the house and boasts a low maintenance south facing rear garden with synthetic grass. Additionally, the property is fully double glazed and has gas central heating.

The accommodation comprises two double bedrooms, an en-suite bathroom to the first floor, two separate reception rooms, a further three-piece bathroom suite to the ground floor and a 13'1 extended kitchen with direct access through to the garden.

Furthermore, this property sits nearby to a plethora of local conveniences and is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		