

FOR SALE



Sycamore Close, South Croydon, CR2.

A Semi-Detached House with 3 Double Bedrooms & 3 Bathrooms

Asking Price Of £600,000

MARTIN&CO



Sycamore Close, South Croydon, CR2

3 Bedrooms & 3 Bathroom

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- Early 2000's-Built Town House
- Cul-De-Sac Location
- 3 Double Bedrooms
- 3 En-Suite Bathrooms
- Spacious Living Room

An exceptional three double bedroom semi detached town house with three ensuite bathrooms situated a short walk from South Croydon BR Station, bus routes, good local schools and parks. The property is in excellent decorative order throughout and benefits from a garage, off street parking and a charming low maintenance high enjoyment back garden.

The accommodation comprises of a bright entrance hall with hard wood flooring leading into a spacious kitchen/diner with matching base and wall units and double doors giving access to the back garden. Conveniently off the hall is a toilet with sink and access to the garage. To the rear of the first floor is a good sized lounge with a Juliette balcony, great news for those muggy summer evenings. To the front of the property is a spacious bedroom again with a Juliette balcony and additionally an ensuite shower room with sink and wc. The second floor offers two further double bedrooms both with ensuite facilities. The property further benefits from double glazing and gas central heating.

The well thought out back garden consists of a patio area leading onto an artificial grass section with raised flower beds. To the rear of the garden behind the trellis adorned with shrubs is a raised deck area ideal for those long hot summer evenings and family gatherings.

Buyers should note there is a small annual service charge the provision and maintenance of three visitor parking spaces on the adjacent road.

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





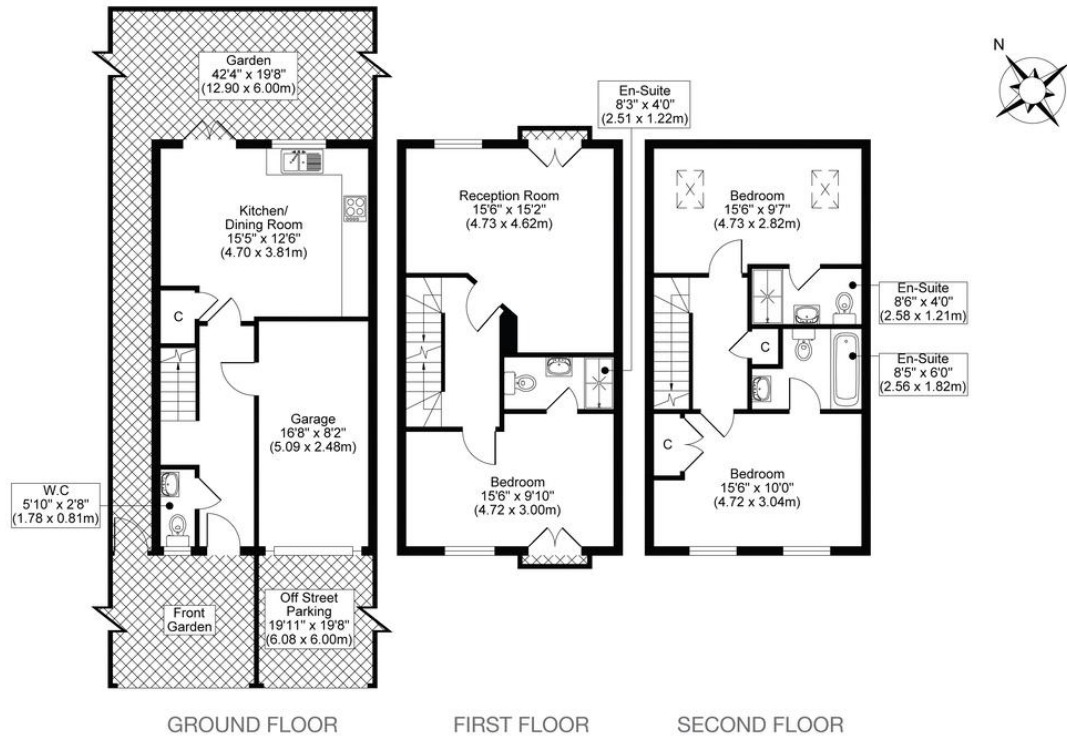


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		



SYCAMORE CLOSE, CR2

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 1367 SQ.FT (127 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 1227 SQ.FT (114 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.

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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.

