

FOR SALE



Sanderstead Road, South Croydon CR2

Offers In Excess Of £400,000 Freehold

 **3**

 **1**


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Property Description

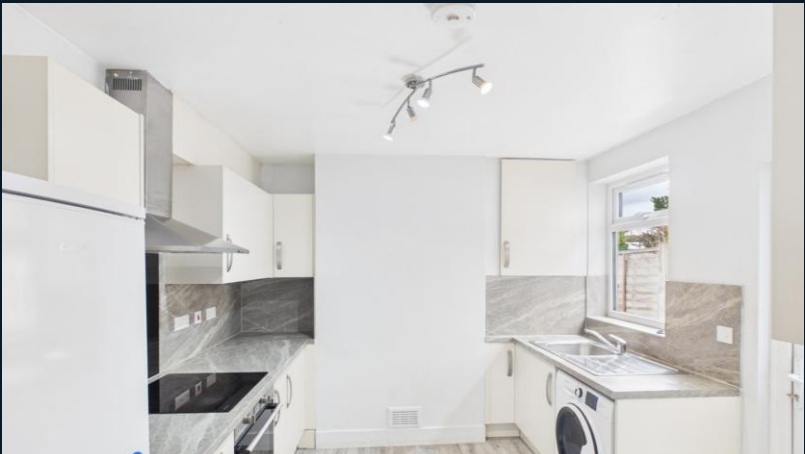
Coming to the market for the first time in over forty years, this charming Victorian terraced house on the highly sought-after Sanderstead Road offers an excellent opportunity for buyers seeking a well-located family home. Boasting three bedrooms and a well-proportioned bathroom, this freehold property combines period character with practical living space. Offering three bedrooms, a spacious family bathroom, a bright living room, and a separate dining room, the property combines period character with practical and versatile living space.

The property further benefits from an east-facing garden, providing a pleasant outdoor area in which to enjoy the morning sunshine. Offered to the market chain free, this home presents a straightforward and hassle-free purchase opportunity for prospective buyers.

The property is superbly located within easy access of South Croydon, Purley Oaks and Sanderstead stations, each offering superb connections into East Croydon mainline station, Central London and the surrounding area. Croydon town centre is close-by providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also just a stroll away for a diverse selection of bars and restaurants. The area is also well served by good schools and open spaces.

Disclaimer

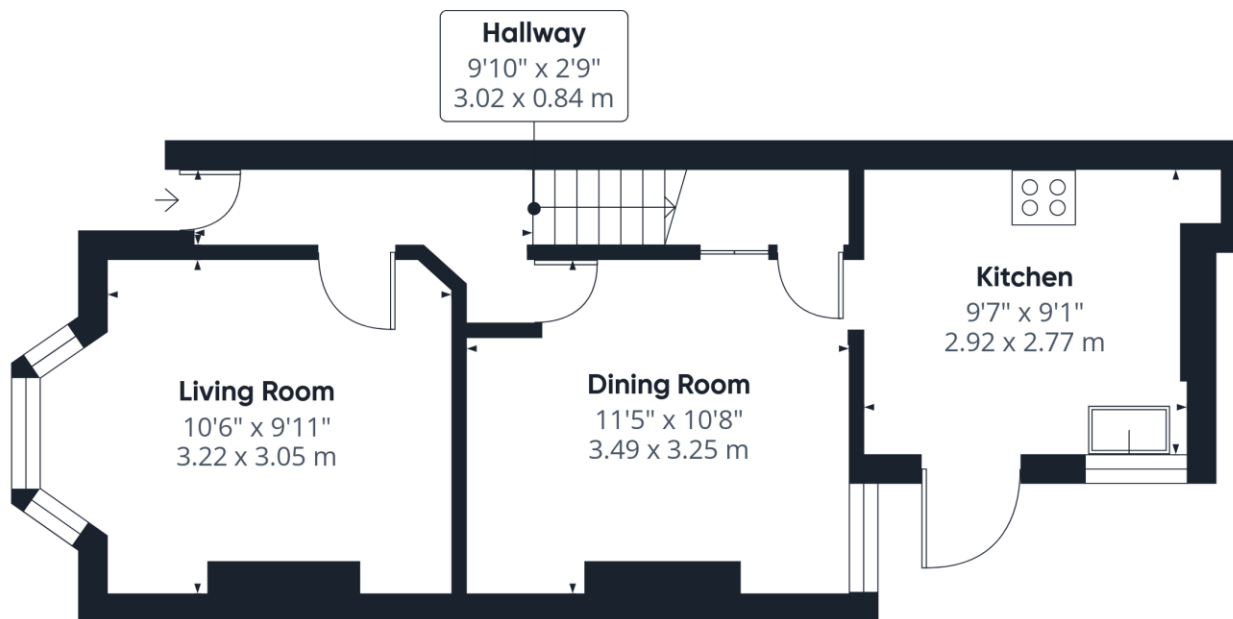
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		82
69-80 C		
55-68 D	55	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		



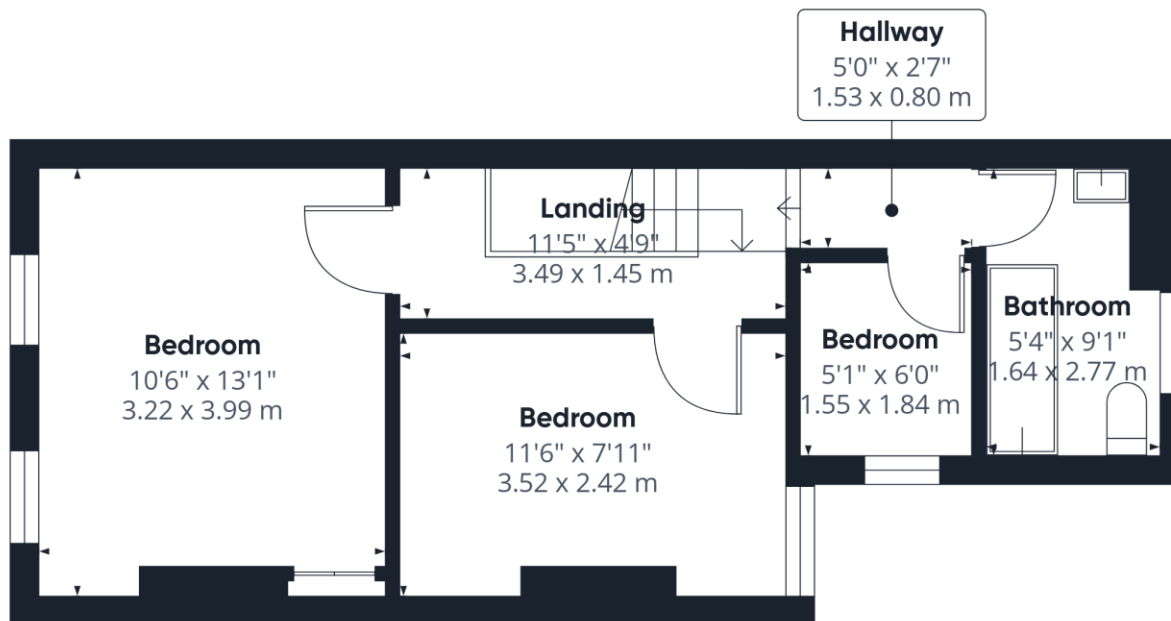




Ground Floor

Approximate total area⁽¹⁾

715 ft²
66.6 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Material Information

Tenure – Freehold

Council Tax Band – C

Local Authority – Croydon Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
NA



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard / Superfast /
Ultrafast



Mobile Signal
Good Coverage

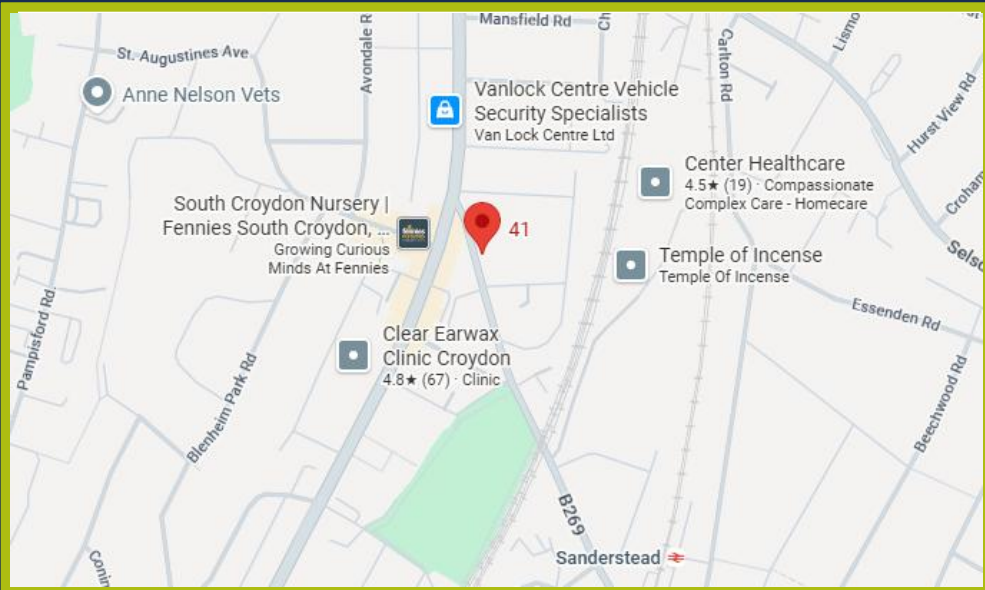


Flood Risk

*Has the property been flooded in the past
five years: NO*
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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