



Bynes Road, CR2
South Croydon

Guide Price
£400,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Please Quote Ref AA1262 For All Enquiries- Guide Price £400,000-£425,000- A well-presented two-bedroom Victorian terraced house offering plenty of character and well-balanced accommodation throughout.

The property is arranged over two floors and features a large modern upstairs bathroom, followed by two well-proportioned double bedrooms. On the ground floor, the accommodation comprises two reception areas, a well-appointed kitchen, and a practical entrance porch.

To the rear is a private, well-maintained garden with a patio area ideal for entertaining, leading to a raised lawn. The property retains period charm, complemented by gas central heating and double glazing.

Conveniently located for excellent transport links and local amenities, just 0.4 miles from Sanderstead and 0.5 miles to Purley Oaks stations (trains to London Victoria, London Bridge, Gatwick & Brighton). Local shops, cafés, schools, and leisure facilities are all close by.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		90
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area 750 q ft - 69 sq m

Ground Floor Area 390 sq ft – 36 sq m

First Floor Area 360 sq ft – 33 sq m



Ani Alia

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