

Sanderstead Road, South Croydon CR2

Offers In Excess Of £375,000 Freehold

3

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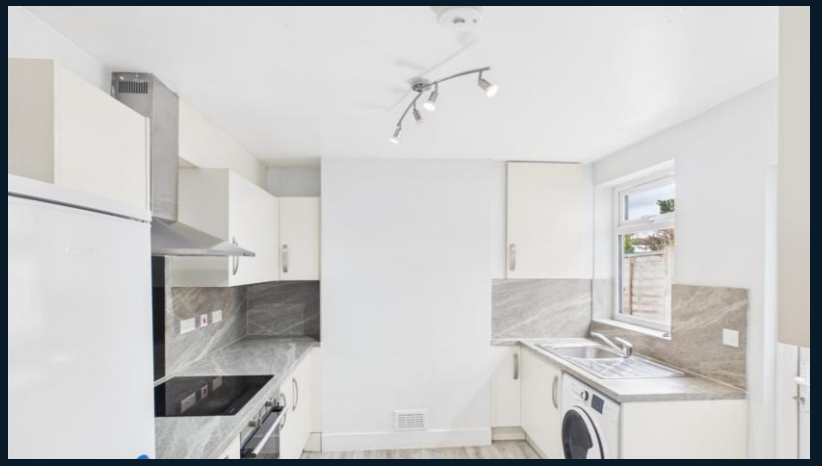
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Property Description

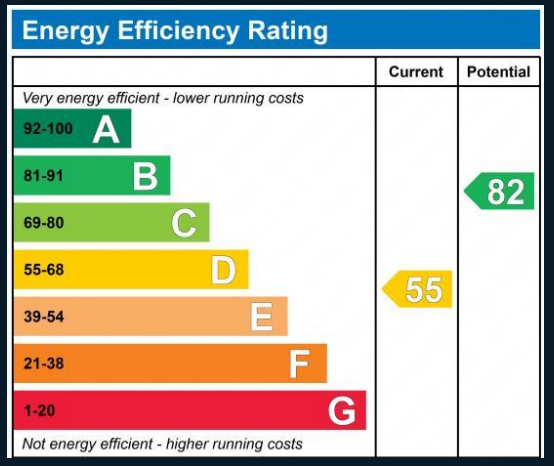
Coming to the market for the first time in over forty years, this charming Victorian terraced house on the highly sought-after Sanderstead Road offers an excellent opportunity for buyers seeking a well-located family home. Boasting three bedrooms and a well-proportioned bathroom, this freehold property 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.

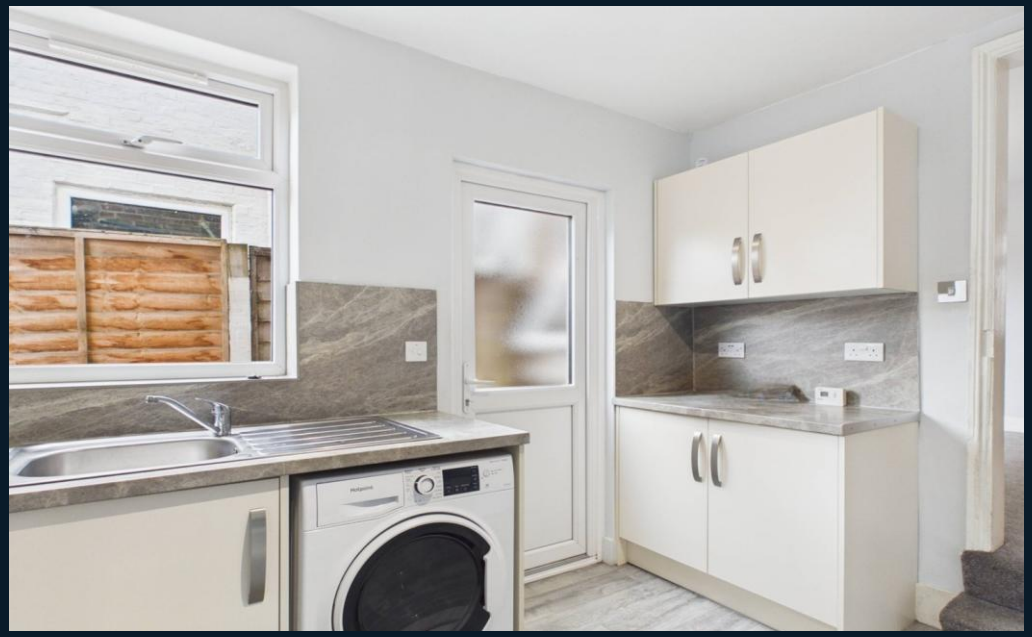


The property is superbly located within easy access of South Croydon, Purley Oaks and Sanderstead stations, each offering superb connections into East Croydon mainline station, Central London and the surrounding area. Croydon town centre is close-by providing an array of shops and amenities, as well 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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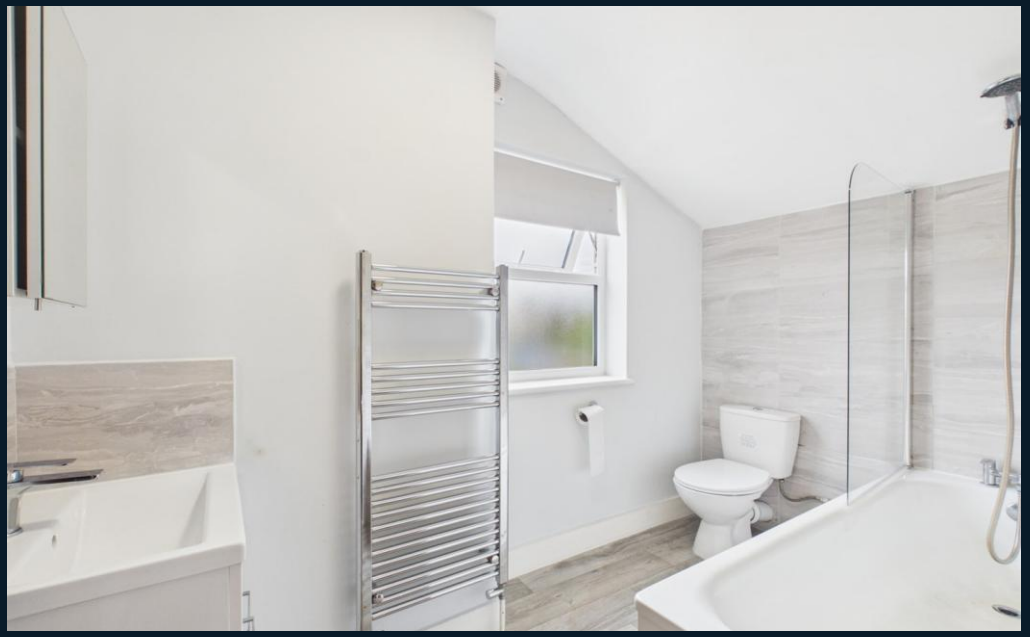






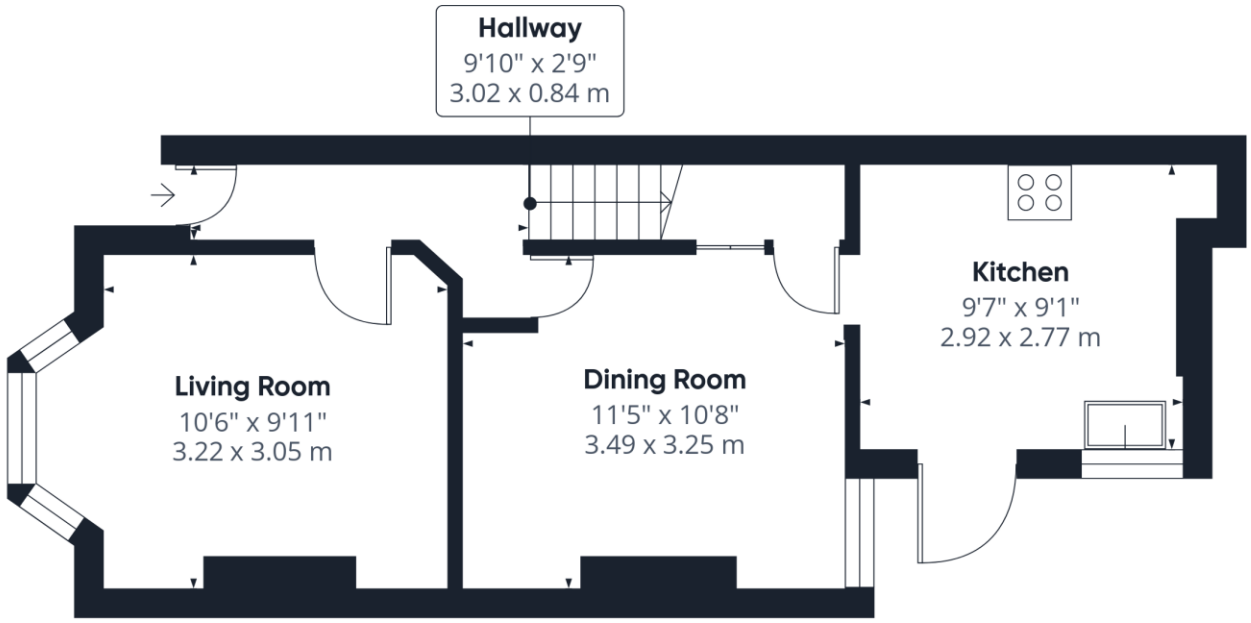




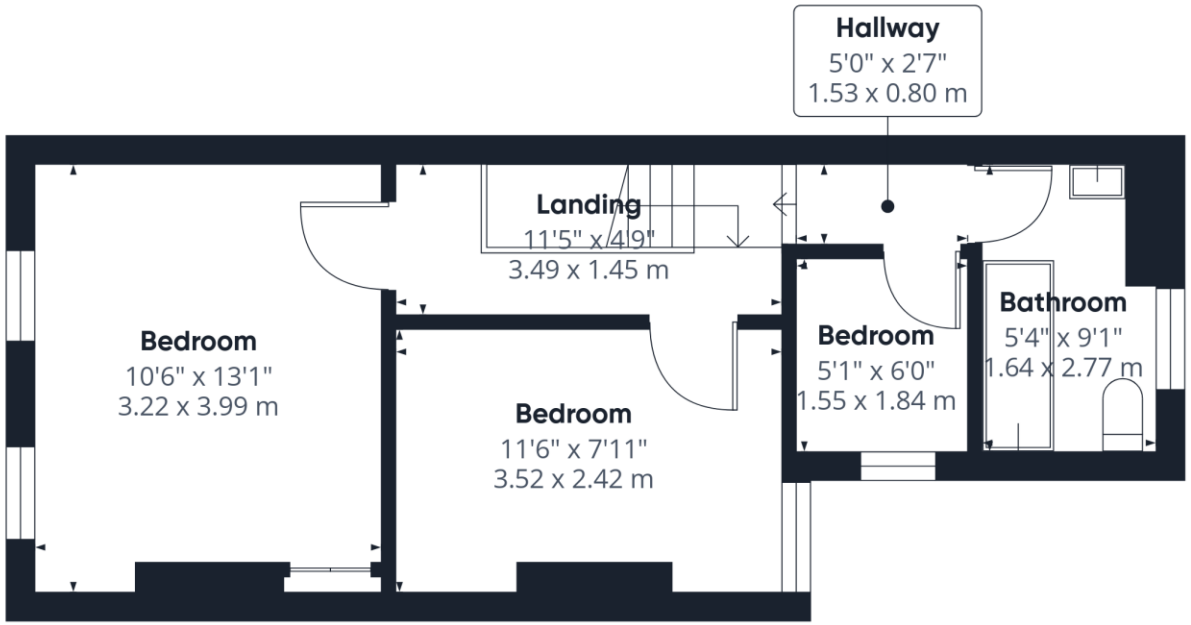








Ground Floor





Floor 1

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Approximate total area(1)

715 ft²

66.6 m²

(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.

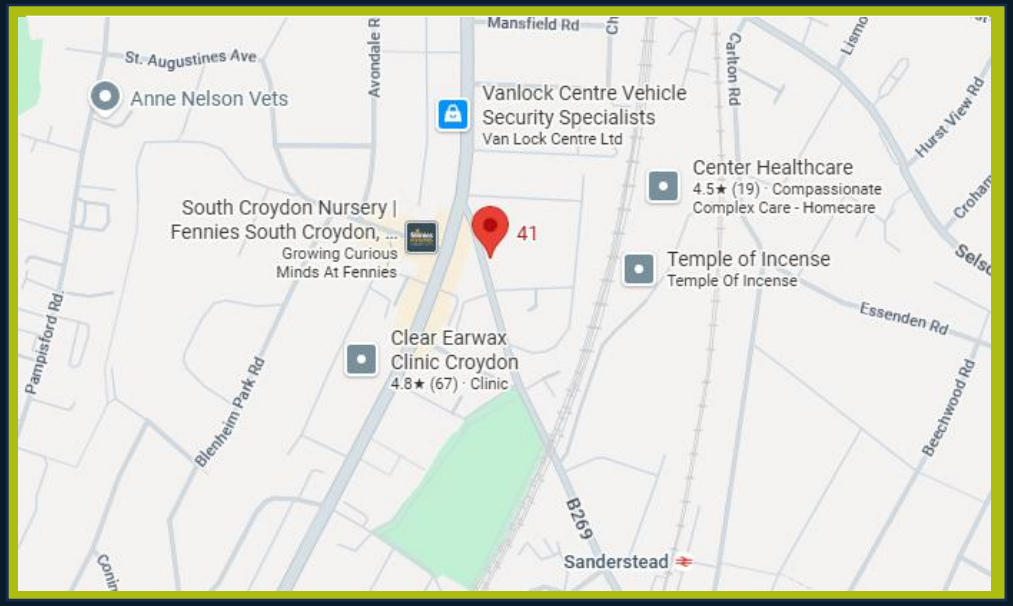
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Material Information

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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