



58 Princess Road, Croydon, CR0 2QR



£350,000

WH WATSON HOMES
Estate Agents

Located on the charming Princess Road in Croydon, this two-bedroom terraced house presents an excellent opportunity for both homebuyers and investors. The property boasts two reception rooms, providing ample space.

Situated in a well-established residential area, the location is ideal for families and professionals alike. Residents will appreciate the convenience of nearby local amenities, including a variety of shops, schools, and essential services. The excellent transport links ensure easy access to Croydon town centre and beyond, with mainline rail connections offering a swift journey into Central London.

The surrounding area is rich in retail, leisure, and employment opportunities, making it a vibrant place to live. Princess Road itself is predominantly residential, contributing to a peaceful and community-oriented atmosphere. This property not only offers comfortable living but also holds fantastic potential for future enhancement, making it a wise choice for those looking to invest in a growing area.

In summary, this two-bedroom terraced house on Princess Road is a wonderful blend of comfort, convenience, and potential, perfect for anyone seeking a home in Croydon.

Accommodation

Lounge:

The lounge features a built-in fireplace, one full-length built-in cupboard, a half-height built-in cupboard with an additional cupboard above, and a window located on the rear right-hand wall. The room is fitted with brown carpet and benefits from sliding doors leading through to the kitchen.

Second Reception Room/Dining Room:

This room includes built-in cupboards, a built-in fireplace, and a double window providing natural light. The flooring is brown carpet, and sliding doors lead through to the hallway.

Kitchen:

The kitchen is fitted with white wall-mounted and base units with chrome handles and black work surfaces. There is a silver Indesit sink with a drainage unit and a silver mixer tap. Two windows are located on the right-hand side wall, and the floor is finished with black tiles. A panelled door leads through to the WC.

Bedroom One:

Bedroom one includes a storage cupboard, a window, and brown carpet flooring.

Bedroom Two:

Bedroom two benefits from a wall-mounted fireplace, a window, a storage cupboard, and brown carpet. This room provides access through to the bathroom.

Bathroom:

The bathroom comprises a white panelled bath with white tiled surrounds, a pedestal sink with two silver taps, and a WC with an oak-effect wooden seat. Additional

features include two shelves on the left-hand wall, a wall-mounted extractor fan, a window to the rear wall, grey carpet flooring, a chrome towel rail, and a toilet roll holder mounted on the left-hand wall.

WC:

The WC comprises a single toilet with a water tank above and a black tiled floor.

Landing:

A small landing area provides access to the garden via a further door.

Garden:

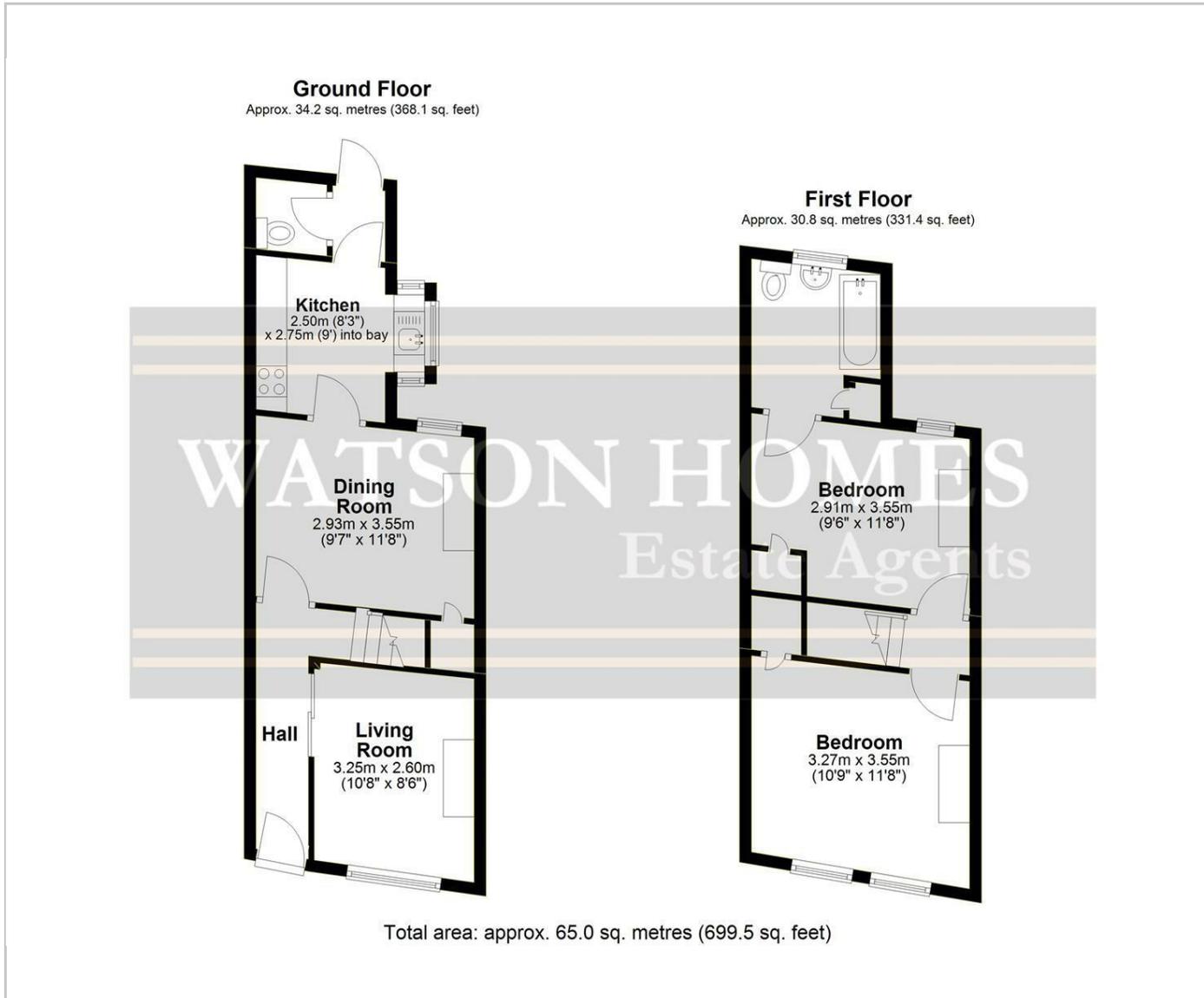
The rear garden features a patio area directly to the rear of the property, which continues down the centre, with greenery on either side.

BUYER'S INFORMATION

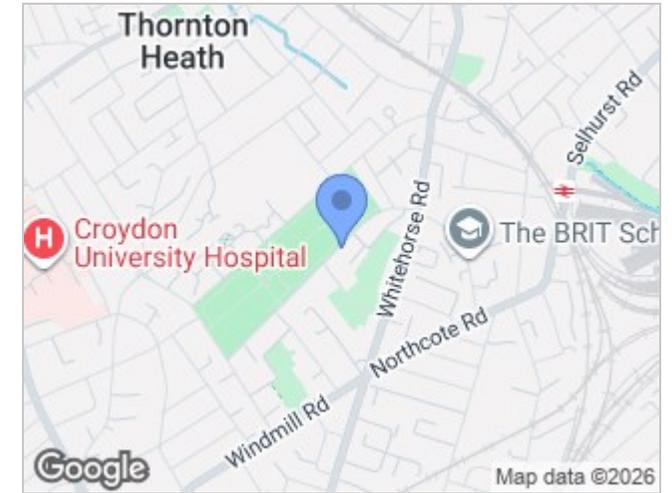
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.



Floor Plans



Area Map



Energy Performance Graph

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