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Dominion Road, Croydon CR0 6JP

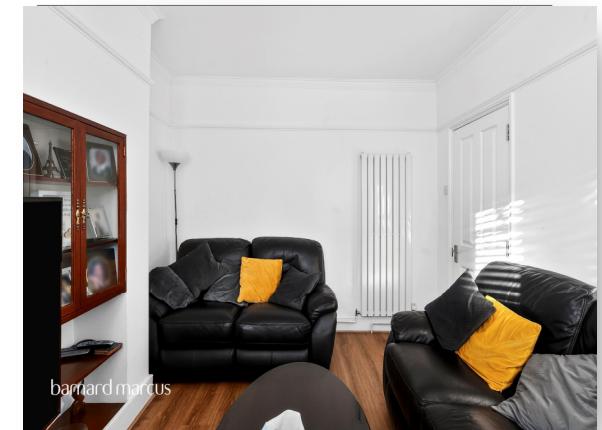
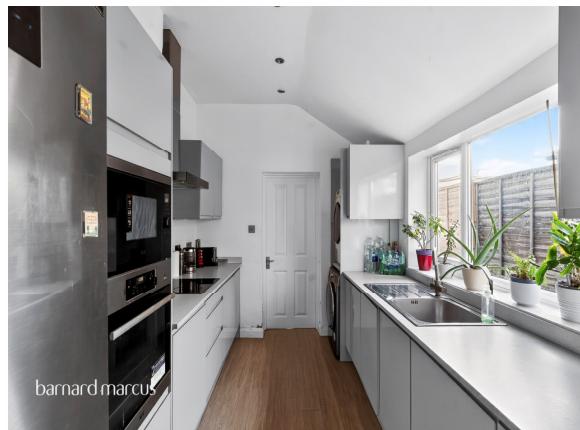


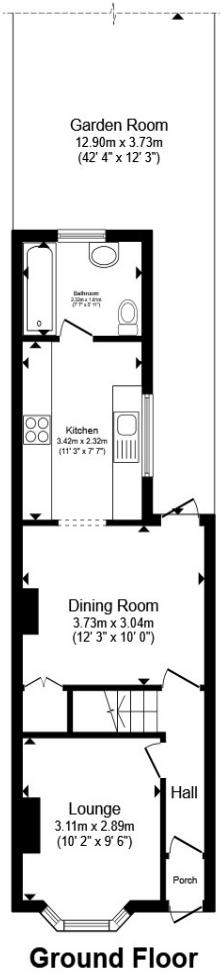
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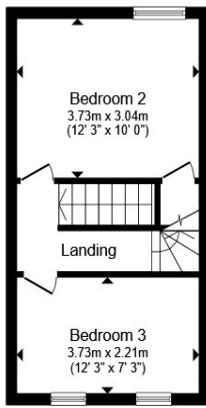
Dominion Road, Croydon

This warm and inviting Edwardian mid-terraced home offers beautifully balanced accommodation set over three floors and is tucked away on a quiet residential cul-de-sac, making it an ideal retreat from busy day to day life.

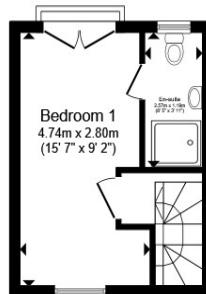




Ground Floor



First Floor



Second Floor

Total floor area 85.2 m² (917 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



On the ground floor, you are welcomed by a cosy front lounge, perfect for relaxing evenings, alongside a separate dining room that provides a wonderful space for family meals and entertaining. From here, the home flows naturally into a newly fitted modern kitchen, thoughtfully designed and filled with natural light. A bathroom is conveniently located just off the kitchen, and the property also enjoys generous outside space, ideal for summer gatherings or quiet mornings outdoors.

The first floor hosts two comfortable and well-proportioned double bedrooms, offering calm and restful spaces. Completing the home is a well-executed loft extension on the second floor, creating a spacious double bedroom with its own en-suite shower room - an ideal main bedroom or private guest suite.

The property is presented in nice condition throughout, blending period charm with modern comfort. Located just a short walk from Blackhorse Lane tram stop, the home offers easy access to East Croydon Station while enjoying the peace and community feel of this quiet residential road.



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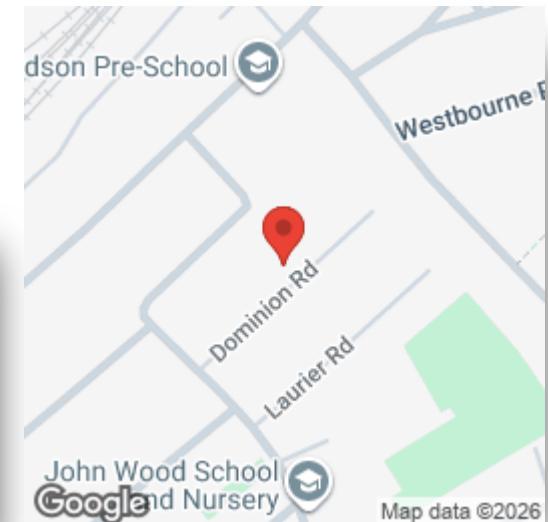
Dominion Road, Croydon

- 3 bed terraced home
- 2 Bathrooms
- New modern kitchen
- Excellent local schools
- Continent transport links
- Loft conversion with en suite

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£475,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CRY113289 - 0003

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Please note the marker reflects the postcode not the actual property