

Grange Road, South Croydon

Guide price £425,000

















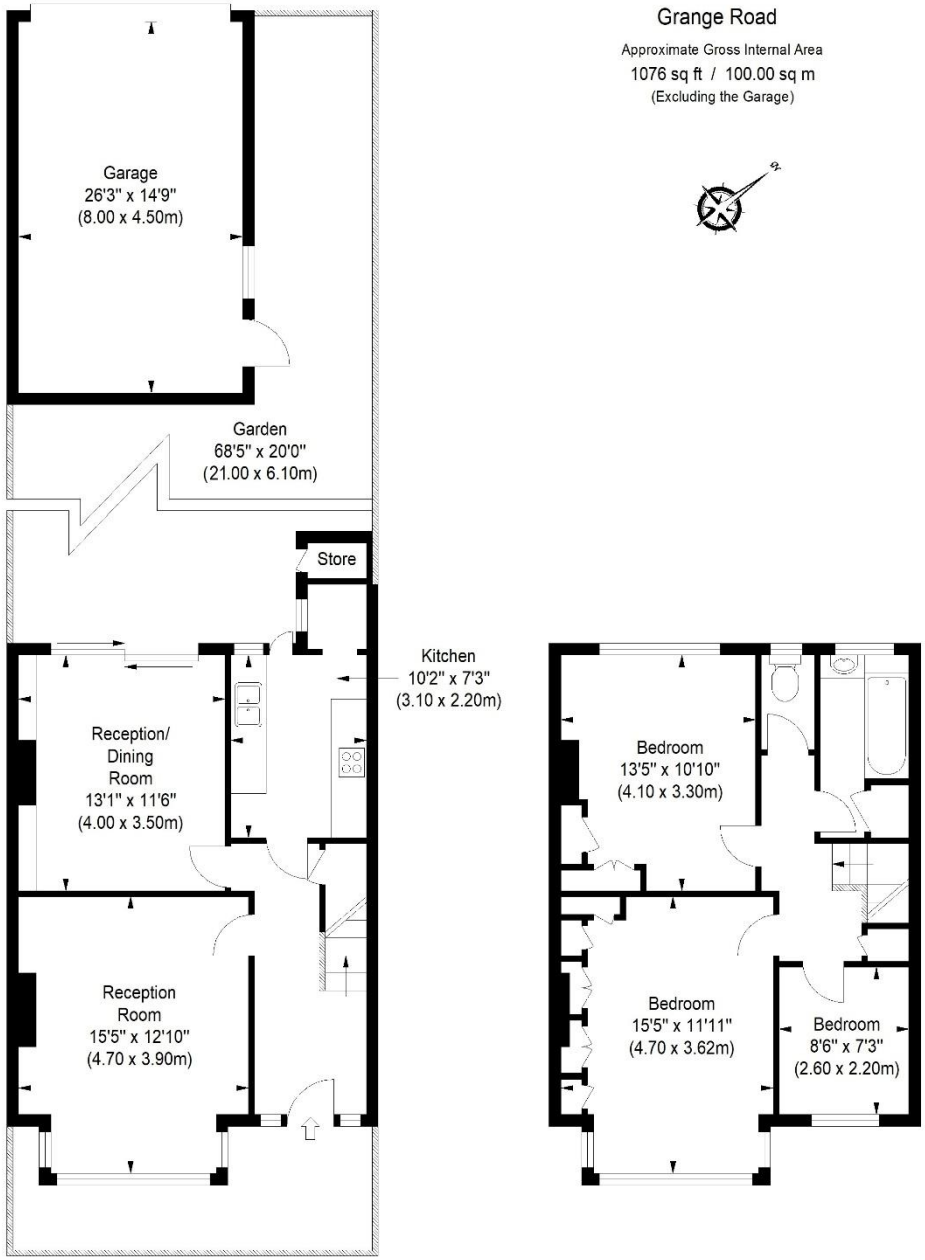






Grange Road

Approximate Gross Internal Area
1076 sq ft / 100.00 sq m
(Excluding the Garage)



Ground Floor

First Floor

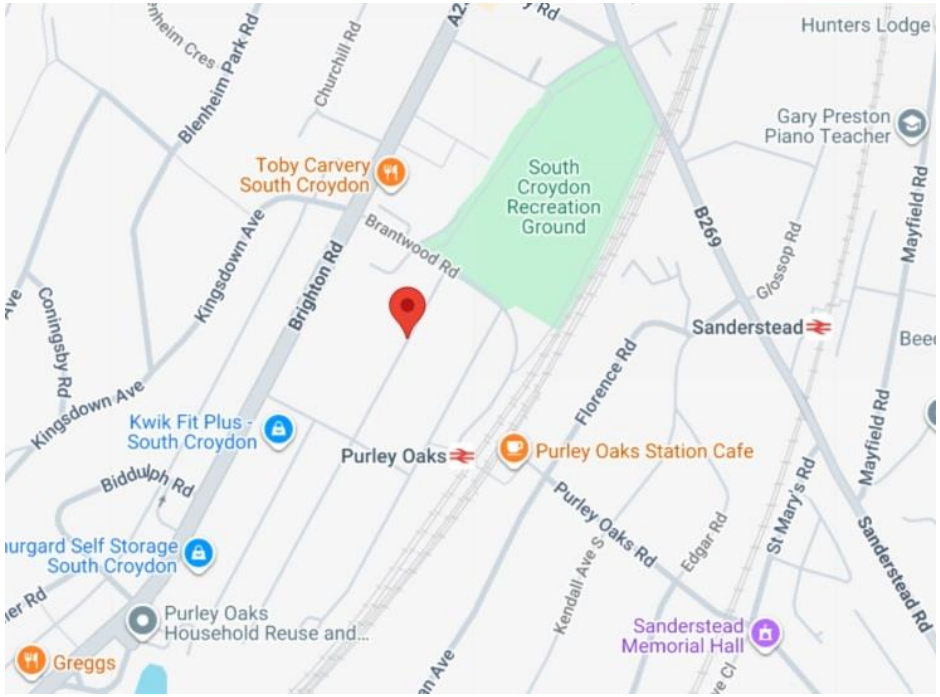
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- Three Bedroom Terrace House
- Westerly Facing Rear Garden
- Large Garage to Rear
- Renovation Required
- Scope to Extend & Loft Extend (STPP)
- Highly Desirable Residential Road
- Excellent Local Amenities
- 0.1 Miles from Purley Oaks Train Station
- 0.3 Miles from Sanderstead Train Station
- EPC EER D

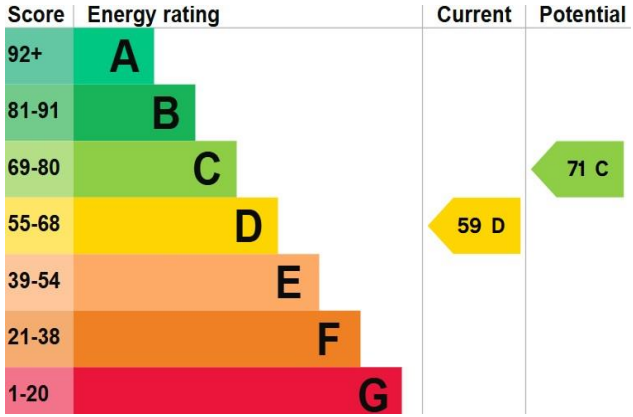


**** Chain Free ** Renovation Required ** Westerly Facing Rear Garden ** Large Garage to Rear ** A three-bedroom period terrace house situated within this highly desirable residential road, conveniently located moments from Purley Oaks train station & 0.3 miles from Sanderstead train station, which collectively offer frequent services to London Bridge and London Victoria.**

This bright & spacious home enjoys well-proportioned rooms, it boasts 1076 SQFT of floor space and will offer the eventual buyer with excellent scope to renovate. There is also potential to extend both to the rear & into the loft space (Subject to the usual permissions). Externally, there is a sizeable westerly facing rear garden (with brick store cupboard) and a large garage accessed via the rear lane.

The accommodation comprises a large bay-fronted main bedroom, a further double bedroom, bedroom three, a separate bathroom & WC, a generous entrance hallway, a bay-fronted living room, a separate dining room with sliding patio doors and a 10'2 x 7'3 kitchen. A modern Worcester Bosch gas boiler is located in the kitchen's pantry cupboard.

Furthermore, this property sits moments from the open green spaces of South Croydon recreation grounds, is a short walk to the local Gym and is within easy reach of a wide range of local conveniences. An early appointment to view is highly recommended.



These details have been prepared and issued in faith and do not constitute representation of fact or form part of any offer or contract. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances.