



3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Brighton Road | South Croydon | CR2 6AE

**£500,000**

**LOFT**

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CR2 6AE  
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- Period semi-detached home with over 1,300 sq. ft. of accommodation
- Flexible layout with a through lounge, separate dining room and downstairs shower room
- Level rear garden with garage
- Three great size bedrooms with family bathroom on first floor
- Character flows throughout with high ceilings and wooden floors
- Ideally situated for transport links, with great bus routes to central and East Croydon and Purley
- Short walk from South Croydon, Sanderstead and Purley Oaks station
- Plenty of scope to put your own stamp on throughout



A perfect family home that boasts an abundance of space, character and potential! Ideally situated for great schools and transport links too.



## Ground Floor

### Porch

### Hallway

### Reception Room

14'4 x 13'0 (4.37m x 3.96m)

### Reception Room

11'11 x 11'0 (3.63m x 3.35m)

### Dining Room

11'7 x 10'2 (3.53m x 3.10m)

### Kitchen

10'5 x 10'2 (3.18m x 3.10m)

### Shower Room

## First Floor

### Bedroom

18'3 x 11'11 (5.56m x 3.63m)

### Bedroom

12'0 x 10'11 (3.66m x 3.33m)

### Bathroom

### Bedroom

18'7 x 10'3 (5.66m x 3.12m)

## Outside

### Rear Garden

64'8 x 22'3 (19.71m x 6.78m)

### Garage

26'10 x 20'3 (8.18m x 6.17m)



**128 Brighton Road, CR2**

Approximate Gross Internal Area  
 128.4 sq m / 1382 sq ft  
 Garage = 51.0 sq m / 549 sq ft  
 Total = 179.4 sq m / 1931 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1243159)

EPC Rating: E

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