

FOR SALE

£395,000 Freehold



117 Northcote Road, Croydon, Surrey. CR0 2HZ

- Three Bedroom House
- Two Reception Rooms
- Fitted Kitchen
- Downstairs Bathroom
- Double Glazing
- Gas Central Heating
- Convenient Location
- No Onward Chain



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PROPERTY DESCRIPTION

Situated in a popular location that is highly convenient for most local amenities including Selhurst & West Croydon train & tram station, bus routes, local shops, supermarket, parkland & well regarded schools. This spacious three bedroom Victorian terraced house that has been modernised & redecorated but still has plenty of potential. Benefits include gas central heating, double glazing, a fitted kitchen, modern downstairs bathroom & spacious rooms with plenty of natural light throughout. No Onward Chain. Must Be Seen!



ROOM DESCRIPTIONS

Front Garden:

Path to:

Porch:

Part glazed front door to:

Entrance Hall:

Picture window, radiator, understairs cupboard, power points, laminate flooring, doors to;

Lounge:

10' 1" x 9' 1" (3.07m x 2.77m) Double glazed casement window to front, radiator, cupboard, power points, laminate floor.

Dining Room:

12' 1" x 9' 11" (3.68m x 3.02m) Double glazed casement window overlooking rear garden, radiator, downlighters, power points, laminate flooring, stairs to first floor landing, door to:

Kitchen:

11' 9" x 6' 11" (3.58m x 2.11m) Double glazed casement window to side, radiator, modern matching fitted wall & base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap & tiled splashback, stainless steel oven, gas hob & cooker hood, gas combination boiler, downlighters, power points, laminate flooring double glazed door to rear garden & door to:

Bathroom:

6' 11" x 5' 3" (2.11m x 1.60m) Frosted double glazed casement window, fully tiled walls, modern matching white suite comprising of panel bath with mixer tap & shower attachment, vanity unit housing washhand basin with mixer tap, dual flush wc, ceramic tiled floor,.

First Floor Landing:

Entrance to loft, doors to;

Bedroom 1:

12' 3" x 9' 11" (3.73m x 3.02m) Double glazed casement window to front, radiator, power points, fitted carpet.

Bedroom 2:

9' 11" x 8' 1" (3.02m x 2.46m) Double glazed casement window overlooking rear garden, radiator, fitted wardrobe, power points, fitted carpet.

Bedroom 3:

8' 3" x 7' 1" (2.51m x 2.16m) Dual aspect double glazed casement windows overlooking the rear garden, radiator, power points, fitted carpet.

Rear Garden:

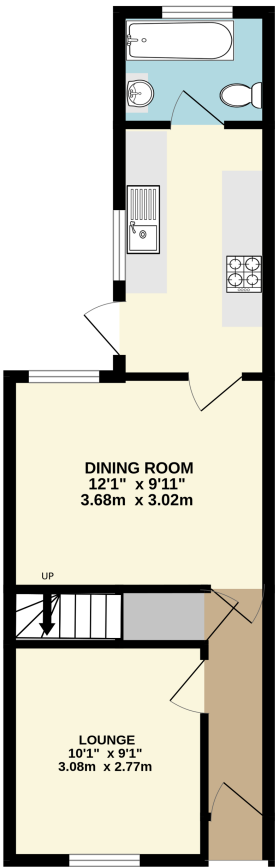
35' 0" x 12' 3" (10.67m x 3.73m) Patio Area, shed



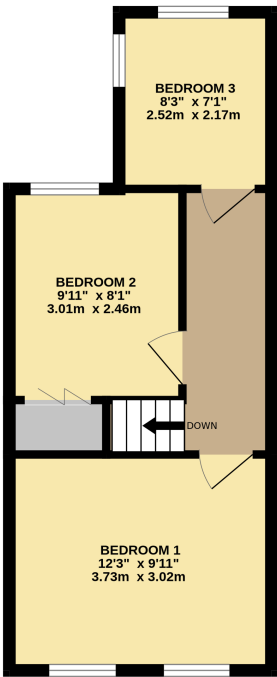
FLOORPLAN & EPC



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



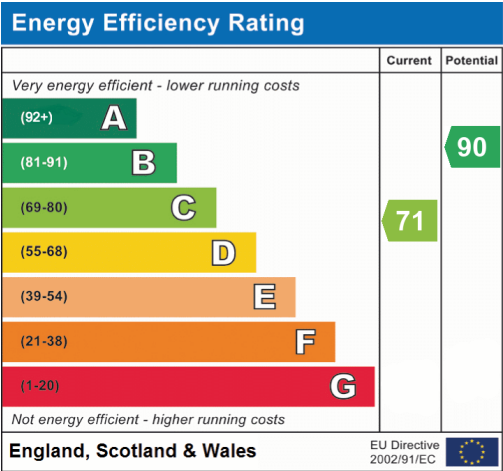
1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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