



## Sumner Road, Croydon, Surrey, CR0 3LJ

£425,000 Freehold

- Elegant Victorian terraced residence blending period charm with modern comfort, set in a desirable and well-connected location
- Generous and well-proportioned accommodation comprising three spacious bedrooms, a
- contemporary bathroom, and two refined reception rooms
- Bright and beautifully presented interiors throughout, enhanced by original period features and an abundance of natural light
- Separate living and dining rooms offering flexible, well-defined

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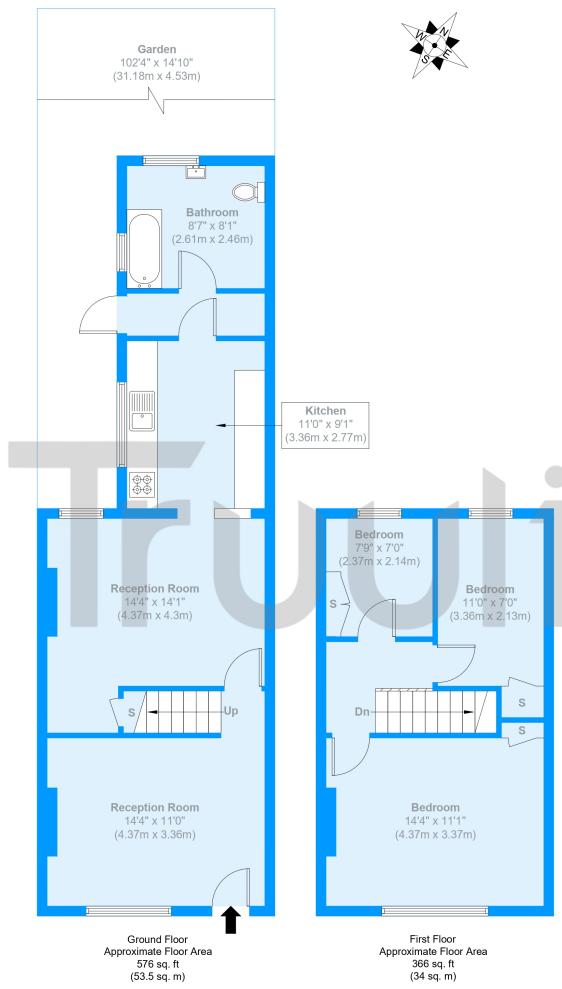
£425,000 Freehold

Welcome to this beautifully presented Victorian terraced residence, offering an elegant fusion of classic period features and refined modern living, set within a highly sought-after and well-connected location.

The accommodation is both generous and thoughtfully arranged, comprising three well-proportioned bedrooms, a stylish contemporary bathroom and two sophisticated reception rooms.

This impressive home will appeal to discerning buyers seeking character, comfort and timeless appeal in equal measure.

Sumner Road



Approximate Gross Internal Area = 87.5 sq m / 942 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

