

FOR SALE

£365,000 Freehold



## 152 Pawsons Road, Croydon. CR0 2QD

- Two Double Bedrooms
- Two Reception Rooms
- Large Upstairs Bathroom
- Fitted Kitchen
- Double Glazing
- Gas Central Heating
- Renewed Roof
- Semi Detached
- Close To Transport
- Cloakroom



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## PROPERTY DESCRIPTION

Situated in a popular residential road close to most local amenities including Thornton Heath, Selhurst & West Croydon train stations, tram stop, bus routes, local shops, Croydon University Hospital & well regarded schools including the BRIT. This two double bedroom semi detached cottage is deceptively spacious and offers spacious, well planned accommodation with plenty of natural light throughout. Benefits include to large reception rooms, two double bedrooms, a cloakroom, an upstairs bathroom, a renewed roof, double glazing & gas central heating. This Victorian cottage has been well maintained & improved by the present owner but there is still scope for further improvements.





## ROOM DESCRIPTIONS

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### Front Garden:

Flower bed, Sycamore tree, path to double glazed front door to:

### Entrance Hall:

Double radiator, wall lights, stairs to first floor landing, doors to:

### Cloakroom:

Frosted double glazed casement window to rear, 3/4 tiled walls, matching white suite comprising of dual flush wc. wall mounted wash hand basin with mixer tap & doors to:

### Lounge

13' 3" x 12' 0" (4.04m x 3.66m) Double glazed casement windows into splay bay, double radiator, fitted cupboards & shelving, power points, fitted carpet.

### Dining Room:

12' 0" x 11' 2" (3.66m x 3.40m) Double glazed casement window to the side, radiator, understairs cupboard, power points, fitted carpet, double glazed door to rear garden & through to:

### Kitchen:

8' 4" x 6' 10" (2.54m x 2.08m) Double glazed casement window overlooking rear garden, 3/4 tiled walls, matching fitted wall & base units with laminate worktop housing single drainer stainless steel sink unit with mixer tap, cooker, fridge/freezer, washing machine, power points, ceramic tiled floor.

### First Floor Landing:

fitted carpet, power points, doors to:

### Bedroom 1:

12' 0" x 10' 11" (3.66m x 3.33m) Double glazed casement window to front, radiator, cast iron feature fireplace, power points, fitted carpet, door to ladder to:

### Bedroom 2:

11' 3" x 8' 10" (3.43m x 2.69m) Double glazed casement window overlooking rear garden, radiator, power points, fitted carpet.

### Bathroom:

8' 4" x 6' 10" (2.54m x 2.08m) Double glazed casement window, 1/2 tiled walls, chrome heated towel rail, modern matching white suite comprising of a panel bath with mixer tap & shower attachment, wall mounted wash hand basin with mixer tap & medicine cupboard above, dual flush wc.

### Rear Garden:

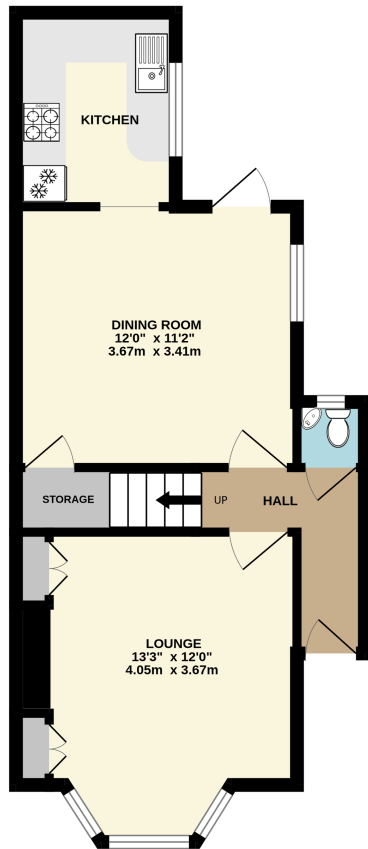
60' 0" x 13' 0" (18.29m x 3.96m) Patio area, decking, vegetable plot, shed, outside light.



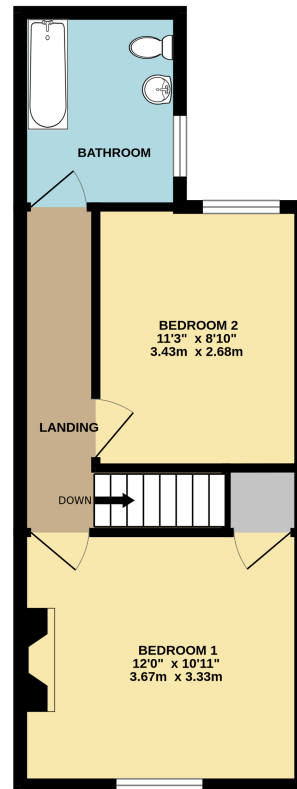
# FLOORPLAN



GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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