

REDUCED

£369,999 Freehold



## 80 Milton Road, Croydon, Surrey. CR0 2BL

- Two Double Bedrooms
- Lounge
- Fitted Kitchen/Diner
- Modern Bathroom
- Utility Room
- Front & Rear Gardens
- Double Glazing
- Renewed Roof
- Immediate Vacant Possession
- Gas Central Heating



**Kingsbury Property Services**  
48, High Street, Thornton Heath, CR7 8LF

0208 689 0808  
response@kingsburys.com





### PROPERTY DESCRIPTION

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Situated in a quiet and much favoured residential road within a 4-15 minute walk of most local amenities including East Croydon station, tram station, bus routes, local shops and well regarded schools. This two double bedroom cottage has been modernised and redecorated throughout to a good standard. Benefits include a fitted kitchen, a large utility room, open plan living, good size rooms with plenty of natural light throughout. Ready to move into and has immediate vacant possession. Ideal first time or investment buy. Must be seen!



## ROOM DESCRIPTIONS

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### Front Garden

Paved, flowerbeds, mature shrubs, brick paved path to double glazed front door to:

### Storm Porch

Ceramic tiled floor, double radiator, front door to:

### Lounge

10' 9" x 10' 8" (3.28m x 3.25m)

Large double glazed casement window to front, radiator, fireplace with mantelpiece, shelf, power points, laminate flooring.

### Kitchen//Diner

13' 9" x 10' 8" (4.19m x 3.25m)

Double glazed casement window overlooking rear garden, modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with tiled splashback, stainless steel oven, gas hob, cupboard housing meters, storage cupboard, power points, laminate flooring, stairs to first floor landing, double doors to:

### Utility Room

7' 11" x 5' 10" (2.41m x 1.78m)

Double glazed casement window overlooking rear garden, Worcester gas combination boiler, plumbing for washing machine, power points, ceramic tiled floor, double glazed door to garden and door to:

### Bathroom

9' 0" x 5' 10" (2.74m x 1.78m)

Dual aspect frosted double glazed casement windows, double radiator, three-quarter tiled walls, modern matching white suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, dual flush wc, ceramic tiled floor.

### First Floor Landing

Entrance to loft, doors to:

### Bedroom 1

10' 9" x 10' 8" (3.28m x 3.25m)

Two double glazed casement windows to front, double radiator, fitted cupboard, power points, laminate flooring.

### Bedroom 2

10' 8" x 10' 8" (3.25m x 3.25m)

Double glazed casement window overlooking rear garden, double radiator, power points, laminate flooring.

### Rear Garden

Approx. 42ft. Laid to lawn, small patio area, flowerbed.



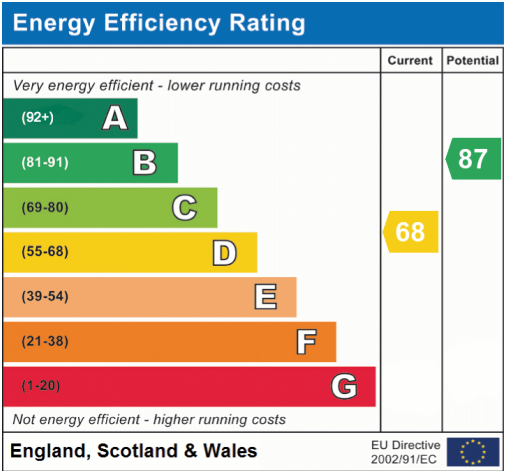
FLOORPLAN & EPC



TOTAL FLOOR AREA: 598 sq.ft. (55.6 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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Head Office  
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