



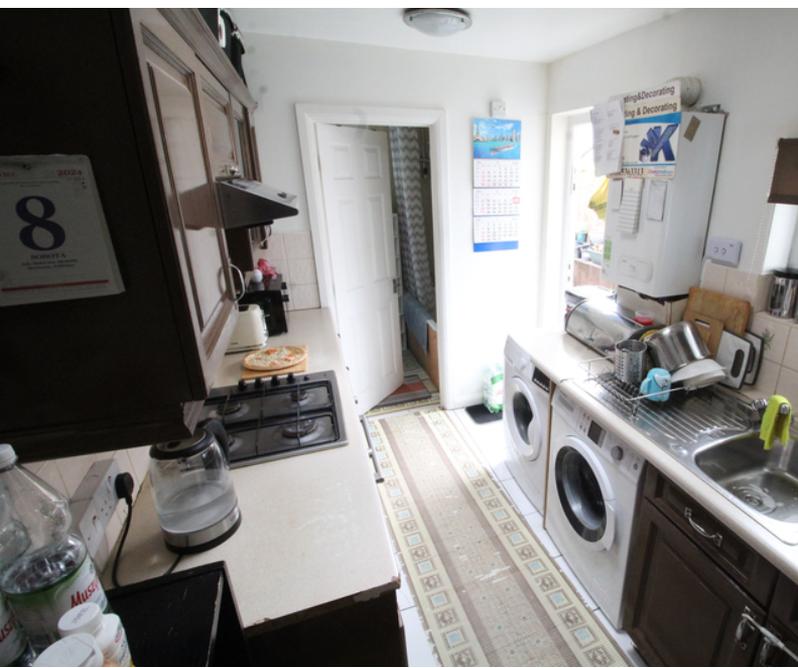
40 Eland Road, Croydon. CR0 4LG

- Two Large Double Bedrooms
- Fitted Kitchen
- Bathroom
- Front & Rear Gardens
- Double Glazing
- Gas Central Heating
- Quiet Location
- Spacious Rooms
- No Onward Chain
- Lounge/Diner



PROPERTY DESCRIPTION

Situated in a quiet and ever popular residential road which is highly convenient for most local amenities including tramlink station, bus routes, local shops and well regarded schools. This two double bedroom terraced house has been well maintained but could benefit from some redecoration. Benefits include double glazing, gas central heating and spacious rooms with plenty of natural light. Highly recommended.



ROOM DESCRIPTIONS

Front Garden

Part double glazed front door to:

Entrance Area

Laminate flooring, through to:

Lounge/Diner

23' 10" x 11' 6" (7.26m x 3.51m)

Double glazed casement windows to front and double glazed casement window to rear, two double radiators, coved cornice, picture rail, laminate flooring, stairs to first floor landing, through to:

Kitchen

9' 5" x 6' 9" (2.87m x 2.06m)

Double glazed casement window overlooking rear garden, double glazed skylight, matching fitted wall and base units with laminate tops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, stainless steel oven, stainless steel gas hob, stainless steel cooker hood, washing machine, gas combination boiler, power points, ceramic tiled floor, double glazed door to rear garden and door to:

Bathroom

6' 5" x 5' 9" (1.96m x 1.75m)

Frosted double glazed casement window to rear, part tiled walls, white suite comprising panel; bath with mixer tap and shower above, dual flush wc, pedestal wash hand basin, ceramic tiled floor.

First Floor Landing

Bedroom 1

11' 6" x 9' 3" (3.51m x 2.82m)

Double glazed casement window to front, radiator, power points, laminate flooring.

Bedroom 2

13' 11" x 8' 4" (4.24m x 2.54m)

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

Rear Garden

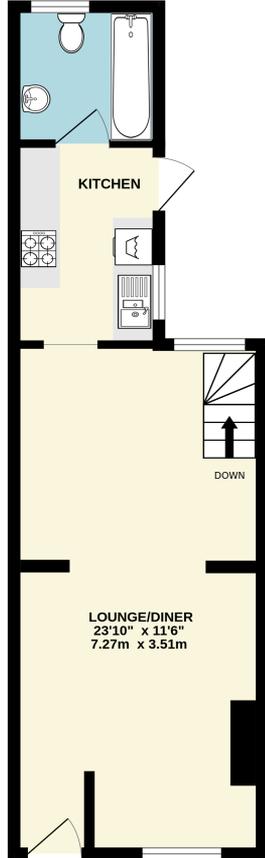
Approx. 30ft. Shed, artificial grass.



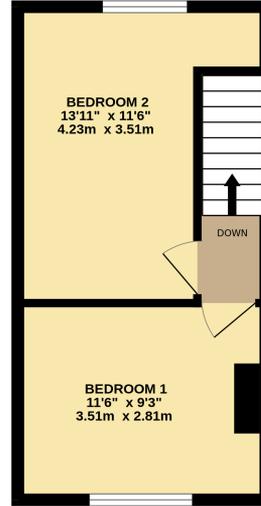
FLOORPLAN & EPC



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Head Office
48, High Street, Thornton Heath, CR7 8LF
0208 689 0808
response@kingsburys.com