

FOR SALE

£495,000 Freehold



49 Sundridge Road Surrey, Croydon. CR0 6RL

- 3 Good Size Bedrooms
- 2 Large Reception Rooms
- Fitted Kitchen
- Modern Bathroom
- Utility Room
- Double Glazing
- Gas Central Heating
- New Fitted Carpets
- Close To Tram Station
- No Onward Chain.



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

0208 689 0808
response@kingsburys.com



PROPERTY DESCRIPTION

Situated in a quiet & ever popular residential road that is within a 3 to 10 minute walk of most local amenities including Addiscombe Tram Station, bus routes, local shops, supermarket, restaurants, protected park land & well regarded schools. This three bedroom end of terrace family house has been well maintained & modernised by the present owner. Benefits include three generous bedrooms, two large reception rooms, a good size modern fitted kitchen, a handy utility room, a modern upstairs bathroom & a secluded rear garden with a water tight shed. This 1930's built house is ready to move into having new carpets & being newly decorated throughout. Highly Recommended. No Onward Chain.



ROOM DESCRIPTIONS

Front Garden:

Paved, gated side access.

Porch:

Glazed Front door to:

Large Entrance Hall:

Frosted picture windows to front, radiator, phone point, central heating temperature control, smoke alarm, ornate cornice, power points, new fitted carpet, stairs with baulastradre to first floor landing, original panel doors to:

Lounge:

14' 6" x 11' 9" (4.42m x 3.58m) Double glazed casement windows into 1/2 square bay, double radiator, alcove, coved cornice, power points, new fitted carpets.

Dining Room:

13' 8" x 10' 0" (4.17m x 3.05m) Floor to ceiling double glazed picture windows overlooking rear garden, large radiator, alcove, power points, laminate flooring. double glazed french door to rear garden.

Kitchen:

10' 5" x 7' 2" (3.17m x 2.18m) Double glazed casement window overlooking rear garden, plenty of contemporary fitted wall & base units with laminate work tops housing single drainer stainless steel sink unit with mixer tap & tiled splash back, stainless steel oven, 5 ring gas hob, cooker hood, integral fridge, integral dishwasher, smoke alarm, down lighters, power points, new vinyl flooring, double glazed door to rear garden, door to:

Utility room:

5' 7" x 3' 8" (1.70m x 1.12m) Double glazed casement window to side, fitted base unit with laminate work top, gas combination boiler, central heating & hot water timer, power points, new vinyl flooring.

First Floor Landing:

Entrance to part boarded loft with ladder, double fitted cupboard, baulstrade, ornate cornice, power points, new fitted carpets, original panel doors to:

Bedroom 1:

16' 2" x 10' 9" (4.93m x 3.28m) Double glazed casement windows into large rounded bay, double radiator, power points, new fitted carpet.

Bedroom 2:

12' 2" x 10' 5" (3.71m x 3.17m) Double glazed casement window overlooking rear garden, double radiator, power points, new fitted carpet.

Bedroom 3:

9' 4" x 6' 6" (2.84m x 1.98m) Double glazed casement window to front, radiator, fitted wardrobe with cupboards above, power points, new fitted carpet.

Bathroom:

6' 11" x 5' 6" (2.11m x 1.68m) Two frosted double glazed casement windows, chrome heated towel rail, part tiled walls, modern matching white bathroom suite comprising of panelled bath with mixer tap & electric shower above, pedestal wash hand basin with mixer tap, dual flush wc, vinyl flooring, air extractor.

Rear Garden:

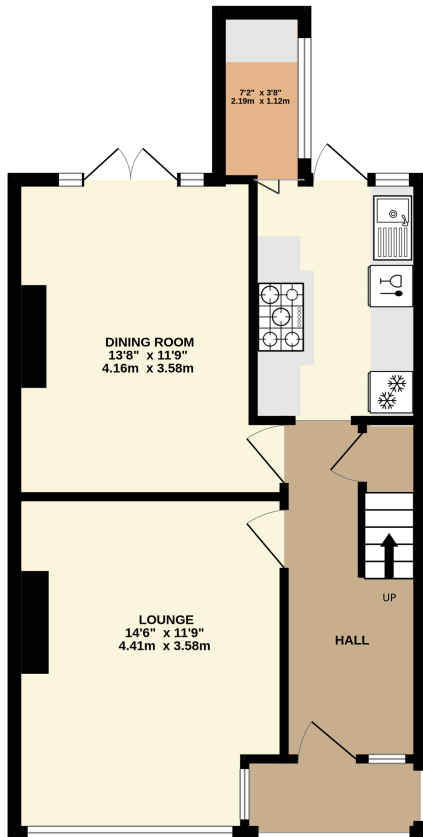
35ft Approx: Laid to lawn, flower beds, shrubs, water tight shed, gated side access.



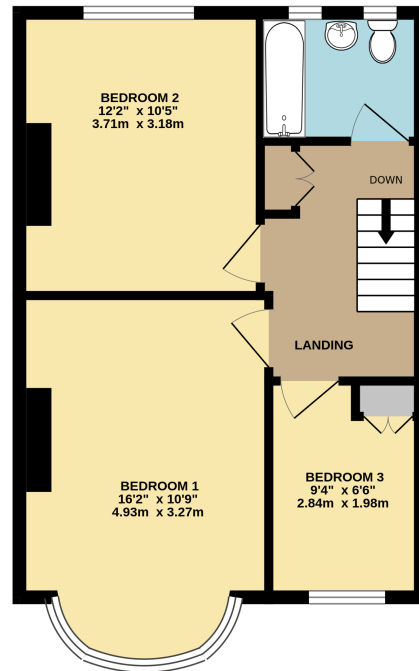
FLOORPLAN & EPC



GROUND FLOOR
509 sq.ft. (47.2 sq.m.) approx.

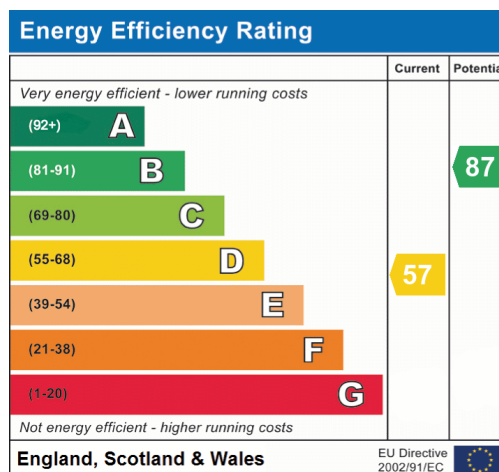


1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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 ©2025



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