



79 Cecil Road, Croydon, Surrey CR0 3BP

£365,000 - Freehold

### Property Summary

Situated in a quiet and ever popular residential road close to the junction with Thornton Road within a 5-30 minute walk of most local amenities including bus routes, tram station, local shops, supermarkets and well regarded schools. A surprisingly spacious three double bedroom Edwardian family house with plenty of character features which needs modernisation and redecoration throughout. The property could be converted into a three bedroom house with an upstairs bathroom on the existing footprint without using the loft space (which could also be converted, subject to planning). Benefits include spacious rooms and plenty of natural light. Immediate vacant possession.

### Features

- Three Double Bedrooms
- Two Large Reception Rooms
- Kitchen
- Downstairs Bathroom
- Front & Rear Garden
- Double Glazing
- Gas Central Heating
- Character Features
- Quiet Location
- Level Walk To Local Amenities

## Room Descriptions

### Front Garden

Ornate cast iron railings, block paved, porch with part glazed front door to:

### Entrance Hall

Picture window, radiator, laminate flooring, stairs to first floor landing, doors to:

### Lounge

13' 5" x 10' 8" (4.09m x 3.25m)

Double glazed casement windows into half square bay, radiator, ornate cornice, original cast iron feature fireplace with tiled surround, power points, laminate flooring.

### Dining Room

12' 8" x 11' 1" (3.86m x 3.38m)

Picture window, radiator, fitted cupboard housing consumer unit, power points, understairs cupboard, door to rear garden and door to:

### Kitchen

8' 2" x 5' 10" (2.49m x 1.78m)

Casement windows to side, fitted wall and base units with laminate worktops, one and a half bowl sink unit with mixer tap, oven, hob, power points, ceramic tiled floor, through to:

### Bathroom

Frosted casement windows to side, white suite comprising panel bath with mixer tap, wash hand basin, ceramic tiled floor, door to:

### Separate WC

Frosted casement window, dual flush wc.

### First Floor Landing

Entrance to loft, fitted cupboard, ornate balustrade, doors to:

### Bedroom 1

13' 7" x 11' 3" (4.14m x 3.43m)

Two double glazed casement windows to front, radiator, cast iron feature fireplace, power points.

### Bedroom 2

10' 8" x 8' 3" (3.25m x 2.51m)

Double glazed casement window to rear, radiator, cast iron feature fireplace, power points, laminate flooring.

### Bedroom 3

10' 9" x 8' 2" (3.28m x 2.49m)

Casement window overlooking rear garden, radiator, fitted cupboard, power points.

### Rear Garden

Approx. 45ft. Mature shrubs.



TOTAL FLOOR AREA: 800 sq ft (74.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of rooms, corridors, stairs and other details are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any property purchase. The actual position of fixtures, fittings and other details may vary from those shown and no guarantee as to their condition or position can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	