

FOR SALE

£375,000 Freehold



49 Northcote Road, Croydon, Surrey. CR0 2HY

- 3 Double Bedrooms
- 2 Reception Rooms
- Renewed Roof circa 2005
- Double Glazing
- Gas Central Heating
- Fitted Kitchen
- Downstairs Bathroom
- Convenient Location
- Immediate Vacant possession
- Highly Recommended



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PROPERTY DESCRIPTION

A Surprisingly Spacious 3 Double Bedroom Family House That Has A Renewed Roof, Gas Central Heating, Double Glazing, A Large Fitted Kitchen & Two Good Size Reception Rooms. Highly Convenient For Most Local Amenities Including Selhurst, East Croydon & West Croydon Trains Stations, Tram Stations, Buses Routes, Local Shops, Supermarket, The BRIT School & Other Well Regarded Schools & Central Croydon With It's Wealth Of Shops & Amenities. Immediate Vacant Possession. This 3 Double Bedroom Victorian Residence Has Much Potential. The Second Bedroom Is Large Enough To Form An Upstairs Bathroom Without The Loss Of A Bedroom. Benefits Include A Large Boarded Loft & Spacious Rooms Throughout With Plenty Of Natural Light. Immediate Vacant Possession. Must Be Seen!



ROOM DESCRIPTIONS

Front Garden:

Flower bed, path to:

Porch:

Double glazed front door to:

Entrance Hall:

Frosted double glazed picture window to front, radiator, cornice, wood flooring, stairs to first floor landing, doors to:

Lounge:

13' 5" x 10' 4" (4.09m x 3.15m) Double glazed casement window into splay bay, double radiator, gas fire, ornate cornice, power points.

Dining Room:

11' 3" x 10' 7" (3.43m x 3.23m) Double glazed casement window overlooking rear garden, double radiator, gas fire, understairs cupboard, door to:

Large Kitchen:

9' 0" x 8' 10" (2.74m x 2.69m) Double glazed casement windows to side, 1/2 tiled walls, modern matching fitted wall & base units with laminate worktops housing single drainer one & a half bowl stainless steel sink unit with mixer tap, double oven, five ring gas hob, cooker hood, space for fridge freezer, power points, wood flooring, double glazed door to rear garden, door to:

First Floor Landing:

Entrance to part boarded loft with ladder & light, fitted cupboard, balustrade, doors to:

Bedroom 1:

13' 7" x 11' 3" (4.14m x 3.43m) Double glazed casement windows to front, double radiator, power points.

Bedroom 2:

13' 7" x 9' 1" (4.14m x 2.77m) Double glazed casement window overlooking rear garden, Double radiator, possible cast iron feature fireplace, recent gas combination boiler, power point.

Bedroom 3:

11' 3" x 8' 3" (3.43m x 2.51m) Double glazed casement window overlooking rear garden, double radiator, possible cast iron feature fireplace, power points.

Rear Garden:

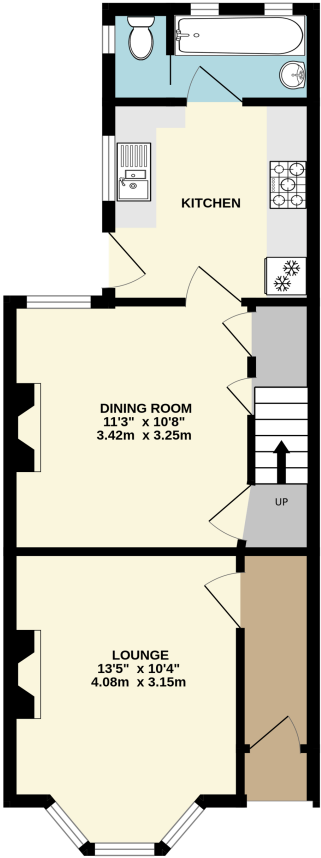
30' 0" x 15' 0" (9.14m x 4.57m) Approx: Grass, outside shed, gated rear access.



FLOORPLAN & EPC



GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



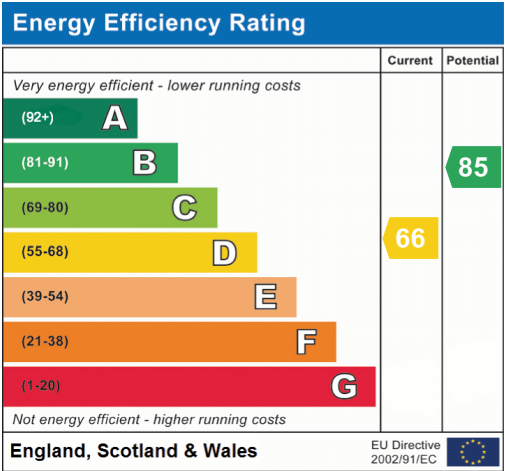
1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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