

FOR SALE

£425,000 Freehold



2a Clarendon Road, Central Croydon. CR0 3SG

- 2/3 Bedrooms
- Huge Lounge/Diner
- Fitted Kitchen
- Two Bathrooms
- Conservatory
- Wrap Around Garden
- Gas Central Heating
- No Chain
- Much Potential



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PROPERTY DESCRIPTION

Situated in a secluded location in Central Croydon within a 3-4 minute walk of West Croydon train and tram stations, bus routes and the Whitgift Centre, also highly convenient for local shops and well regarded schools. This two bedroom detached Chalet bungalow offers a unique purchase and surprisingly spacious accommodation with plenty of natural light throughout. There is plenty of potential to improve the existing accommodation which would be worth the investment. Highly recommended. No chain.



ROOM DESCRIPTIONS

Gate to Path to Second gate to:

Large Secluded Front Garden

42' 8" x 21' 5" (13.00m x 6.53m)

Mature magnolia, camellia, crazy paved patio area, two sheds, side access, outside light, porch with double glazed front door to:

Entrance Hall

Radiator, large cupboard with hanging and shelving space, fitted cupboard housing consumer unit, fitted cupboard, power points, ceramic tiled floor, doors to:

Lounge/Diner

31' 9" x 11' 10" (9.68m x 3.61m)

Double glazed casement windows overlooking rear garden, two double radiators, brick built fireplace with log burner, power points, fitted carpet, stairs to first floor landing, double glazed sliding patio doors to:

Conservatory

11' 2" x 8' 4" (3.40m x 2.54m)

Double glazed casement windows, power points, ceramic tiled floor, double glazed french doors to rear garden.

Kitchen

11' 3" x 9' 2" (3.43m x 2.79m)

Double glazed casement windows overlooking front garden, double radiator, plenty of modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, electric oven, hob and cooker hood, plumbing for washing machine, cupboard housing gas combination boiler, power points, ceramic tiled floor, double glazed door to front and rear gardens.

Bathroom

7' 3" x 7' 1" (2.21m x 2.16m)

Frosted double glazed casement window to front, fully tiled walls, radiator, matching suite comprising oval corner bath with shower above, pedestal wash hand basin with mixer tap, dual flush wc, air extractor, ceramic tiled floor.

Bedroom 2

11' 3" x 9' 6" (3.43m x 2.90m)

Double glazed casement windows, radiator, power points, laminate flooring.

Bedroom Area 1

17' 9" x 14' 4" (5.41m x 4.37m) into eaves

Two double glazed casement windows overlooking rear garden, double radiator, fitted cupboard housing header tank, power points, fitted carpet, through to Bedroom Area 3 and door to:

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Frosted double glazed casement window to side, fully tiled walls, heated towel rail, modern matching white suite comprising panel bath with shower above, pedestal wash hand basin with mixer tap, dual flush wc, shaver point, ceramic tiled floor.

Bedroom 3

14' 4" x 13' 9" (4.37m x 4.19m) into eaves

Double glazed casement window overlooking rear garden, double radiator, fitted wardrobes, power points, fitted carpet.

Rear Garden

Approx. 42' 8" x 22' 6" (13.00m x 6.86m)

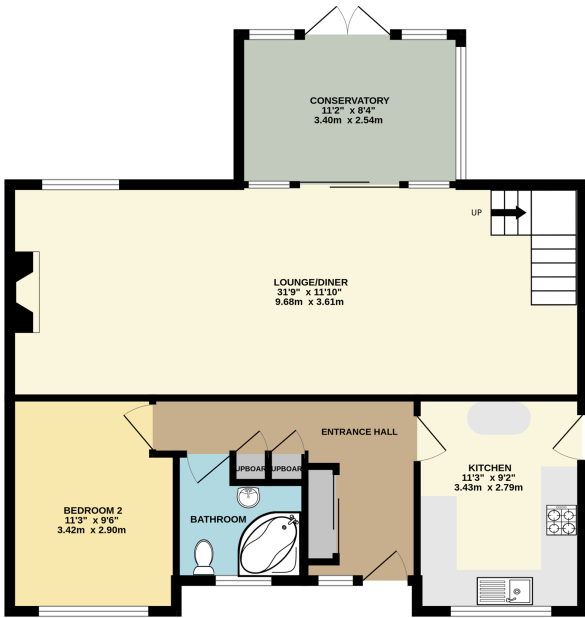
Laid to lawn, patio area, fishpond, sheds.



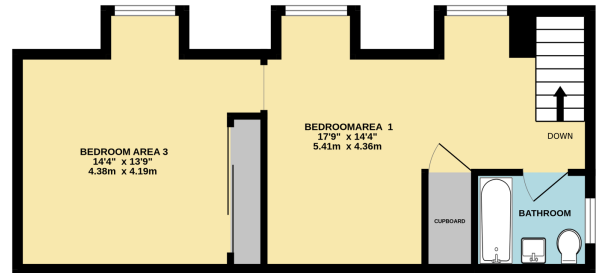
FLOORPLAN & EPC



GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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