

FOR SALE

£350,000 Freehold



111a Queens Road, Croydon, Surrey. CR0 2PT

- 2 Bedrooms
- Living Room
- Fitted Kitchen
- Large Bathroom
- Possible Off Street Parking
- Large Rear Garden
- Double Glazing
- Gas Central Heating
- No Onward Chain
- Semi Detached



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PROPERTY DESCRIPTION

Situated in a popular residential road close to most local amenities including bus routes, train stations, local shops, supermarket & Croydon University Hospital. A truly unique 2 bedroom semi detached house that has accommodation over 3 floors. There are two bedrooms on the first floor, a living room & fitted kitchen on the ground floor & a bathroom on the lower ground floor. We are informed by the vendors that there is also a space with head room below the living room that could be utilised with some work & accessed via the bathroom. Benefits include double glazing, gas central heating, plenty of potential, possible off street parking, a large rear garden & plenty of natural light throughout. No Onward Chain ! Must Be Seen !



ROOM DESCRIPTIONS

Large Front Garden:

Grass, rose bushes, path to gated side access, steps to part glazed front door to:

Entrance Hall:

Laminate flooring, through to living room & kitchen, stairs down to:

Lower Ground Floor Hall:

Wood panelled walls, radiator, double glazed door to rear garden, door to:

Large Bathroom:

8' 9" x 7' 8" (2.67m x 2.34m) Frosted double glazed casement window to the rear, double radiator, modern matching white suite comprising of panelled bath with mixer tap, low level wc, pedestal wash hand basin, fitted cupboard, vinyl flooring.

Living Room:

11' 4" x 9' 9" (3.45m x 2.97m) Large double glazed casement window to front, double radiator, cupboard housing circuit breaker, wall lights, power points, laminate flooring.

Kitchen:

9' 9" x 8' 10" (2.97m x 2.69m) Double glazed casement window overlooking the rear garden, fitted base units with laminate work top housing 5 ring gas hob, integral marble 3 sink with drainer & mixer tap, stainless steel oven, gas boiler, power points, laminate flooring, stairs to:

Second Floor Landing:

Doors to:

Bedroom 1:

11' 5" x 9' 9" (3.48m x 2.97m) Double glazed casement window to front, double radiator, power points, laminate flooring.

Bedroom 2:

9' 9" x 8' 9" (2.97m x 2.67m) Double glazed casement window overlooking rear garden, double radiator, cupboard housing hot water cylinder, power points, wood flooring.

Large Rear Garden:

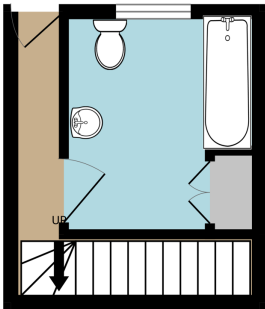
80' 0" x 15' 0" (24.38m x 4.57m) Grass, fern trees, patio area, rose bushes, gated side access.



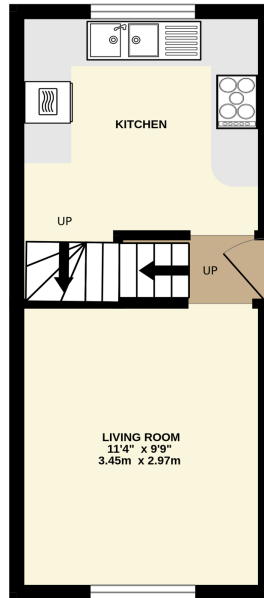
FLOORPLAN



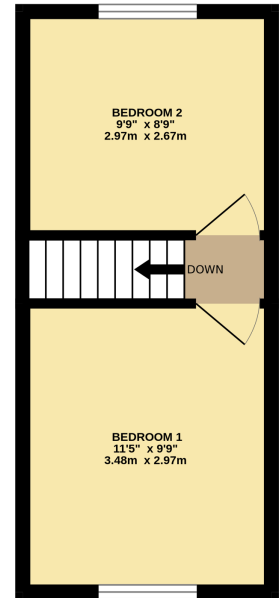
LOWER GROUND FLOOR
111 sq.ft. (10.3 sq.m.) approx.



GROUND FLOOR
221 sq.ft. (20.6 sq.m.) approx.



1ST FLOOR
221 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 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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