

FOR SALE

£405,000 Freehold



112 Kimberley Road, Croydon, Surrey. CR0 2PW

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Modern Bathroom
- Front & Rear Gardens
- 4 Year Old Roof
- Rewired
- Renewed Gas Central Heating
- Replastered
- Character Features



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PROPERTY DESCRIPTION

Situated in an ever popular and highly convenient residential road within a 1-15 minute walk of most local amenities including two train stations, bus routes, local shops, supermarket, Croydon University Hospital, well regarded local schools, Library and parkland. A well presented and maintained three bedroom 1934 built house which has not been offered to the market for 90 years. Benefits include a 4 year old roof, rewiring, replastering, renewed gas central heating, well planned accommodation with plenty of natural light throughout. A terraced house which has a really homely feel about it. Must be seen.



ROOM DESCRIPTIONS

Large Front Garden

Paved, flowerbeds with mature rose bush, spring flowers, holly bush,

Large Porch

With original quarry tiled floor and light, part glazed front door to:

Entrance Hall

Picture windows to front, radiator, understairs cupboard with light housing meters and consumer unit, picture rail, fitted carpet, stairs to first floor landing, doors to:

Lounge

12' 0" x 10' 11" (3.66m x 3.33m)

Double glazed casement windows to front, pebble effect fireplace, picture rail, stainless steel power points, fitted carpet.

Dining Room

12' 9" x 10' 4" (3.89m x 3.15m)

Double glazed casement windows overlooking rear garden, radiator, picture rail, stainless steel power points, laminate flooring, arch to kitchen and double glazed French doors to rear garden.

Kitchen

9' 3" x 5' 11" (2.82m x 1.80m)

Double glazed casement window overlooking rear garden, plenty of modern matching fitted wall and base units with woodblock top housing white ceramic single drainer sink unit with mixer tap and tiled splashback, stainless steel fan assisted double oven, stainless steel gas hob with stainless steel cooker hood above, washing machine, integral dishwasher, 4 year old gas combination boiler, spotlights, stainless steel power point, laminate flooring.

First Floor Landing

Fitted cupboard, picture rail, stainless steel power point, fitted carpet, entrance to insulated loft with ladder, original panel doors to:

Bedrom 1

0' 0" x 0' 0" (0.00m x 0.00m) 12' 3" x 10' 7" (3.73m x 3.23m)

Double glazed casement windows overlooking rear garden, radiator.

Bedroom 2

12' 1" x 10' 7" (3.68m x 3.23m)

Double glazed casement window to front, radiator, original tiled fireplace, picture rail, stainless steel power points, white floorboards.

Bedroom 3

Double glazed casement windows to front, radiator, picture rail, stainless steel power points, white floorboards, original tiled fireplace, fitted cupboard and drawers, picture rail, stainless steel power points, white floorboards.

Bathroom

7' 6" x 5' 9" (2.29m x 1.75m)

Frosted double glazed casement window to rear, half tiled walls, chrome heated towel rail, modern matching white suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, vinyl flooring.

Rear Garden

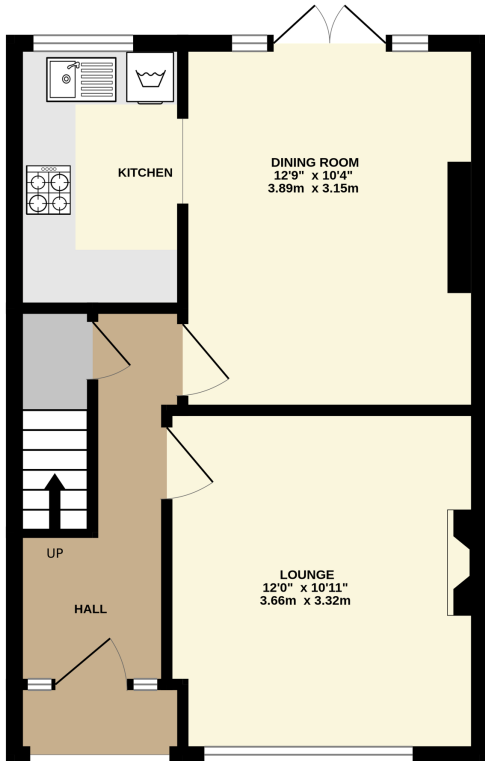
Approx. 37ft. Laid to lawn, flowerbeds with rose bushes, shrubs, holly bush, bulbs, bluebells, gated to rear alleyway.



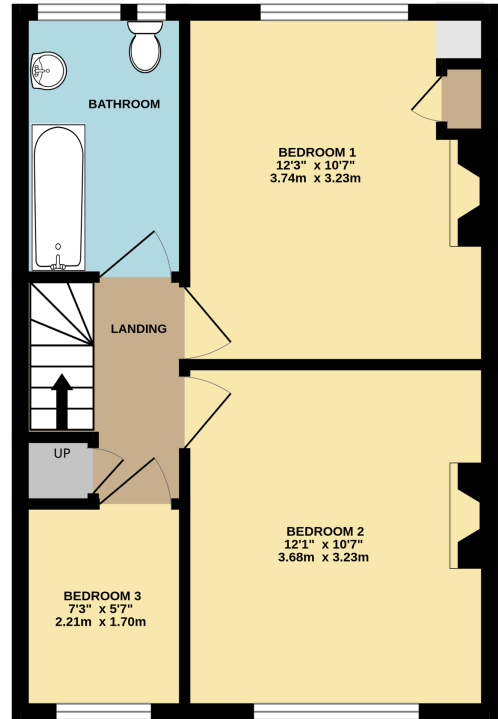
FLOORPLAN & EPC



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

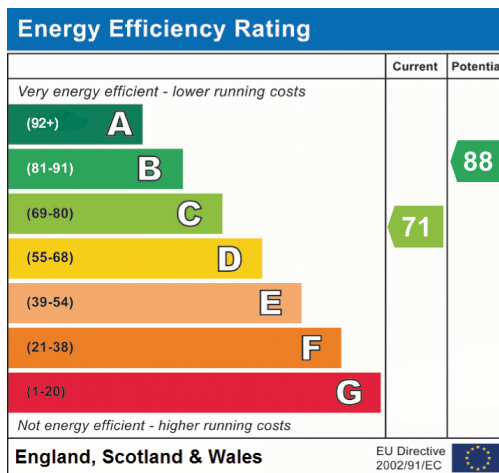


1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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