

FOR SALE

£390,000 Freehold



## 79 Cecil Road, Croydon, Surrey. CR0 3BP

- 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



Kingsbury Property Services  
48, High Street, Thornton Heath, CR7 8LF

0208 689 0808  
response@kingsburys.com

## PROPERTY DESCRIPTION

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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.

## ROOM DESCRIPTIONS

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### 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.

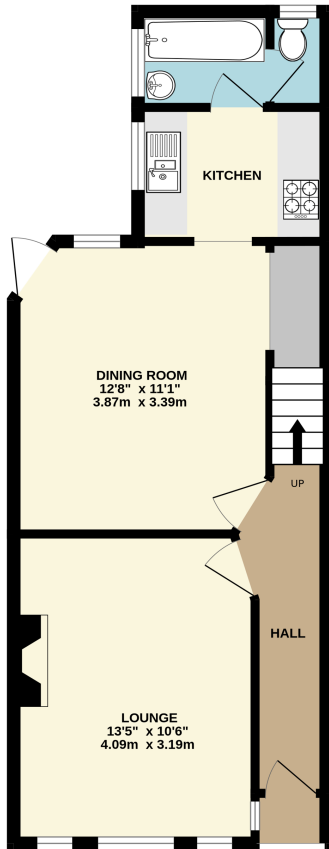
### Rear Garden

Approx. 45ft. Mature shrubs.

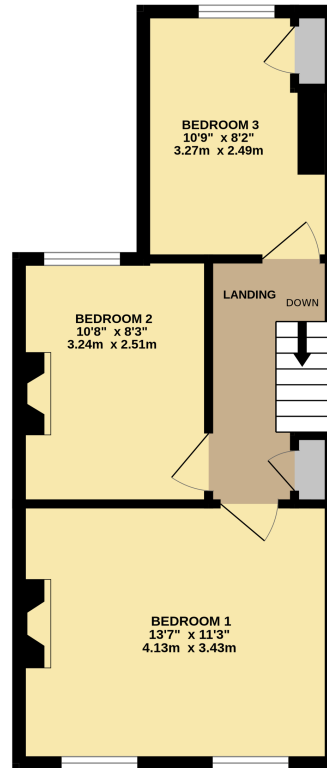
# FLOORPLAN & EPC



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



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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