

FOR SALE

£395,000 Freehold



19 Beulah Grove, Croydon, Surrey. CR0 2QU

- Two Large Double Bedrooms
- Modern Upstairs Bathroom
- Large Lounge/Diner
- Fully Fitted Kitchen
- Office
- Large Rear Garden
- Double Glazing
- Gas Central Heating
- New Flooring
- Quiet Residential Road



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PROPERTY DESCRIPTION

Situated in a quiet, neighbourly residential road that can only be accessed one way by vehicles & overlooks a recreational park within a five to fifteen minute walk of most local amenities including West Croydon & Selhurst train stations, tram stops, bus routes, local shops, supermarket, well regarded schools & Croydon town centre with it's wealth of facilities. This terraced home has two generous double bedrooms, a large contemporary style fully fitted kitchen, a large lounge/diner that opens up onto the rear garden, a large upstairs bathroom with a contemporary style four piece suite, an office/storage room that gives access to a carpeted loft area with a louvre window, lights & power. The property has been newly decorated to a high standard & benefits from new laminate flooring, plenty of storage & well planned accommodation with plenty of natural light throughout. Ready To Move Into ! Vacant !



ROOM DESCRIPTIONS

Front Garden:

Paved.

Porch:

Cupboard housing bins, electric & gas meters, light, quarry tiled floor, double glazed front door to:

Entrance Hall:

Radiator, contemporary centre light, cloak rack, power points, new laminate flooring, stairs to first floor landing, doors to:

Lounge/Diner:

18' 7" x 12' 10" (5.66m x 3.91m) Large double glazed casement windows with venetian blinds & curtains overlooking rear garden, double radiator, large under stairs cupboard, contemporary style spotlights, power points, new laminate flooring, double glazed door to rear garden.

Large Fitted Kitchen:

13' 5" x 6' 10" (4.09m x 2.08m) Double glazed casement windows with plantation shutters to front, double radiator, plenty of recent contemporary style fitted wall & base units with woodblock worktops housing single drainer stainless steel sink unit with mixer tap & tile splashback, new double oven, electric hob, cooker hood, integral fridge/freezer, integral washing machine, dishwasher, recent gas combination boiler, downlighters, power points, new laminate flooring.

First Floor Landing:

Contemporary light fitting, balustrade, power points, new laminate flooring, doors to:

Bedroom 1:

12' 10" x 11' 11" (3.91m x 3.63m) Floor to ceiling double glazed casement window with plantation shutters overlooking rear garden, double radiator, plenty of contemporary style fitted wardrobes with cupboards & shelving, Contemporary style spotlights, power points, new laminate flooring.

Bedroom 2:

Floor to ceiling double glazed casement window with plantation shutters to front, double radiator, contemporary style spotlights, power points, new laminate flooring.

Large Bathroom:

8' 1" x 6' 3" (2.46m x 1.91m) Air extractor, fully tiled walls, black heated towel rail, recent contemporary four piece suite comprising of panel bath with black mixer tap & shower attachment, shower unit with overhead & handheld shower, vanity unit housing wash hand basin with black mixer tap & mirrored medicine cupboard above, dual flush wc, toilet roll holder, downlighters, ceramic tiled floor.

Office/Storage Room:

6' 5" x 6' 3" (1.96m x 1.91m) Radiator, downlighters, power points, new laminate floor, steep stairs to:

Loft/Office Area:

12' 10" x 10' 8" (3.91m x 3.25m) Double glazed Velux window, wall lights, balustrade, power points, fitted carpet.

Rear Garden:

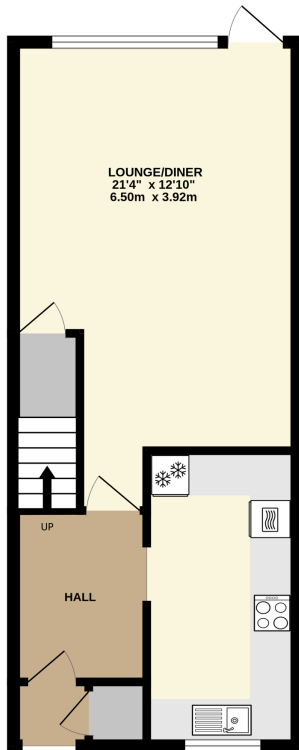
33' 2" x 12' 10" (10.11m x 3.91m) Two patio areas, laid to lawn, flower beds, shrubs, apple tree, shed, gated rear access.



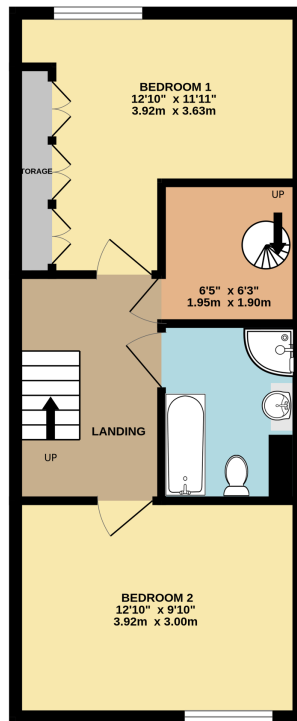
FLOORPLAN



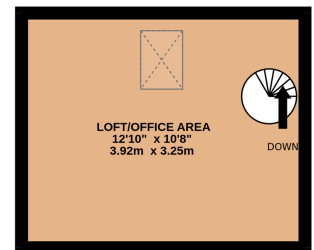
GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR
137 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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