

FOR SALE

£330,000 Freehold



14 Cross Road Surrey, East Croydon. CR0 6TA

- Two Bedroom Cottage
- Lounge/Diner
- Fitted Kitchen
- Downstairs Bathroom
- Huge Rear Garden
- Double Glazing
- Gas Central Heating
- 5 Minute Walk To Train Station
- No Onward Chain
- Highly Recommended



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PROPERTY DESCRIPTION

A rarely available two bedroom cottage in an ever popular & quiet residential road within a five to ten minute walk of most local amenities including East Croydon train station, tram station, bus routes, local shops, restaurants, gyms & well regarded schools. This Victorian cottage has plenty of potential & benefits from a huge rear garden, gas central heating & double glazing. Some modernisation works required which has been reflected in the asking price. No Onward Chain. Highly Recommended !



ROOM DESCRIPTIONS

Front Garden

Laid to lawn, path to porch, door to:

Hall:

Cloak rack. front door to:

Lounge/Diner:

18' 11" x 10' 10" (5.77m x 3.30m)

Double glazed casement window to front & double glazed casement window overlooking rear garden.

Kitchen:

11' 7" x 6' 9" (3.53m x 2.06m) Double glazed casement window to side, fitted wall & base units with worktops housing single drainer stainless steel sink unit with mixer tap & tile splashback, gas cooker point, plumbed for washing machine, power points, vinyl flooring, door to:

Lobby:

Vinyl flooring, door to:

Bathroom:

6' 9" x 5' 11" (2.06m x 1.80m) Double glazed casement window overlooking rear garden, matching white suite comprising of panel bath with mixer tap, shower attachment & tile splashback.

First Floor Landing:

Entrance to loft, doors to;

Bedroom 1:

10' 10" x 10' 01" (3.30m x 3.07m)

Double glazed casement window to front, radiator, power points.

Bedroom 2:

8' 4" x 7' 11" (2.54m x 2.41m) Double glazed casement window overlooking rear garden, radiator, power points.

Rear Garden:

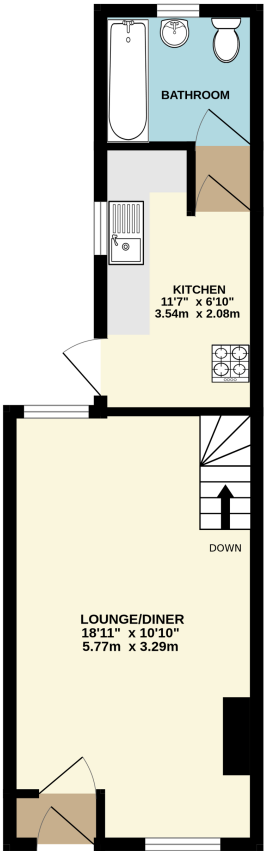
110' 0" x 11' 0" (33.53m x 3.35m) Laid to lawn, rose bushes.



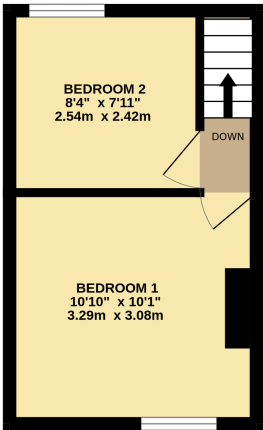
FLOORPLAN & EPC



GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

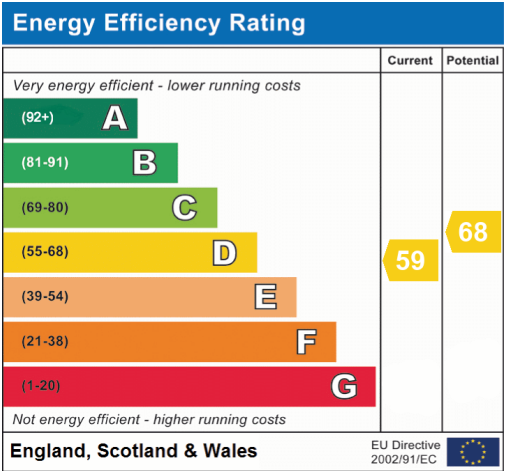


1ST FLOOR
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 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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