

# Jukes & Co

## Estate Agents



## Kimberley Road

, Croydon, CR0 2PU

£385,000



This Attractive Period house ideal for any first time buyer or next family home situated on a road conveniently positioned for Croydon Town Centre and Thornton Heath High streets with their numerous shops restaurants and amenities including the Whitgift shopping Centre and the Tesco Shopping Centre. there are numerous bus routes and access to West Croydon and Thornton Heath Train stations are also close by giving access to central London, Primary and Secondary schools can be found a short walk away. Features of the house include separate but flowing reception rooms perfect for entertaining, modern styled kitchen with study to the rear ideal for those now working from home, upstairs you can find three good size bedrooms and modern bathroom whilst the low maintenance rear garden gives a great opportunity for the summer barbeques. This CHAIN FREE home wont be around for long so call now to book your appointment now!



### Entrance Hall

Living Room 13'4 x 9'4 (4.06m x 2.84m)

Dining Room 12'6 x 10'6 (3.81m x 3.20m)

Kitchen 9'8 x 8'1 (2.95m x 2.46m)

Study 8'2 x 8'1 (2.49m x 2.46m)

### Landing

Bedroom One 12'6 x 11' (3.81m x 3.35m)

Bedroom Two 9'7 x 8'2 (2.92m x 2.49m)

Bedroom Three 9' x 6'3 (2.74m x 1.91m)

Bathroom 9' max x 6'1 max (2.74m max x 1.85m max)

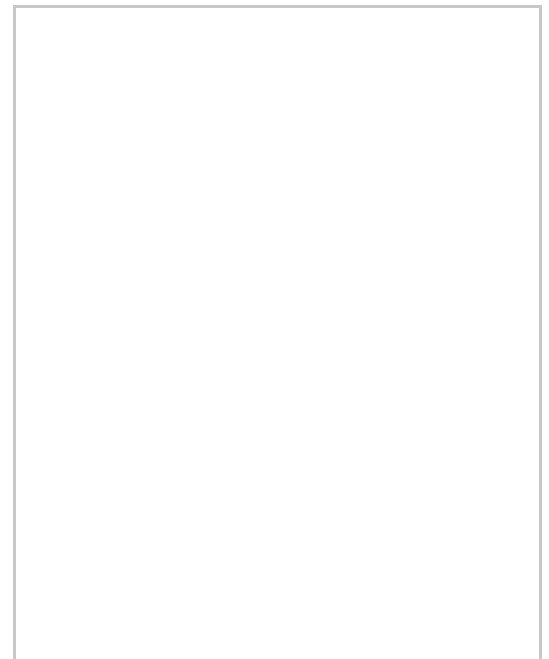
### Rear Garden

Courtyard style and low maintenance with brick and fenced boundaries, shrub/tree beds, area of shingles.

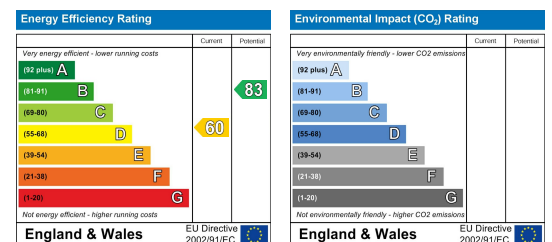
### Area Map



### Floor Plan



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Sales and Lettings

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