

**FOR SALE**



**Upland Road, South Croydon**

**3 Bedrooms, 2 Bathroom, Mid  
Terraced House**

**Guide Price £475,000**

**MARTIN&CO**



## 18 Upland Road

- Handsome Bay-Fronted House
- 3 Bedrooms & 2 Bathrooms
- 1 En-Suite
- Large Double Reception Room
- Fitted Kitchen
- Smart Bathroom with 'His & Hers' Handbasins

\*\*\*GUIDE PRICE £475,000-£500,000\*\*\*\*\*

FANTASTIC FAMILY-SIZED HOUSE CLOSE TO SOUTH CROYDON STATION! A handsome period property with over 1100sqft (103sqm) of accommodation. Large reception, fitted kitchen, master bedroom suite with dressing area, shower and Japanese-style bath/wc, 2 further double beds & luxury bath/wc - NO CHAIN!

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\*\*\*GUIDE PRICE £475,000 - £500,000\*\*\*\*\*

In a popular residential road, just a five minute stroll from South Croydon Station, this handsome bay-fronted period property affords very generous accommodation of over 1100sqft and makes a perfect family home for commuting professionals or those with a growing family.

Benefiting from new exterior decoration, the property comprises an entrance hall, a spacious double reception room, a shaker-style fitted kitchen with door to the rear garden on the ground floor, landing, two double bedrooms and a smart fully tiled bathroom/wc with separate shower enclosure and twin hand basins on the first floor and a fantastic master bedroom suite on the top floor which has a dressing area, shower, novel Japanese-style bath and wc. Externally there are gardens to front

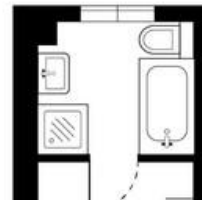
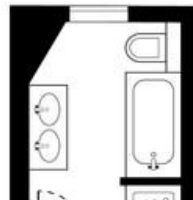
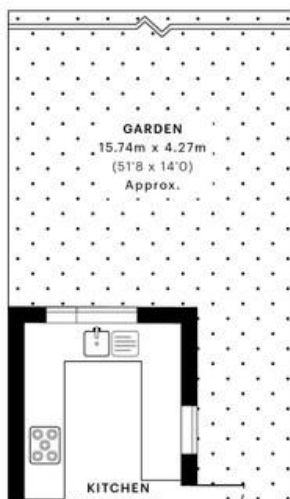
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Sales & Lettings

### Upland Road, CR2

CAPTURE DATE 17/06/2021 LASER SCAN POINTS 5,948,726

GROSS INTERNAL AREA

103.51 sqm / 1114.17 sqft



### Martin & Co Croydon

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

