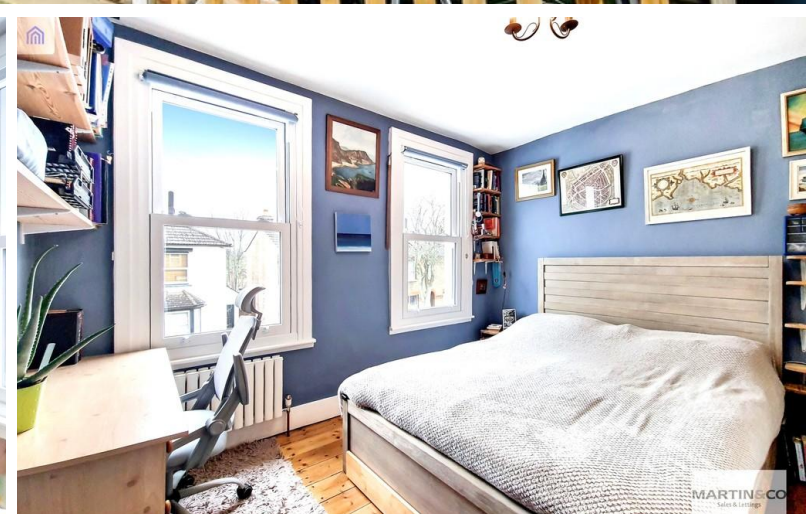


**FOR SALE**



**Sussex Road, South Croydon**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £385,000**





## Sussex Road, South Croydon

2 Bedrooms, 1 Bathroom

Asking Price Of £385,000

- Victorian Beauty
- 2 Bedroom House
- Mid-Terrace
- Upstairs Family Bathroom
- Full of Character

There are many Victorian houses in this popular part of South Croydon but few can offer the combination of timeless charm and space combined with a smart modern interior of this handsome Victorian house, whose lovely exterior gives you a flavour of what is to follow. You will not be disappointed!

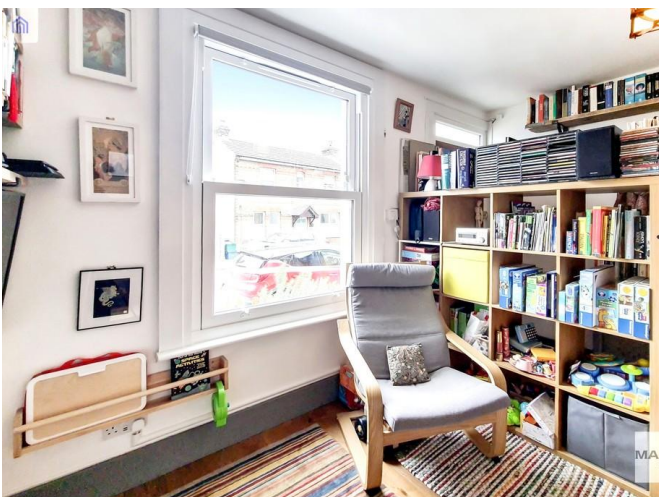
The accommodation affords a cosy reception room, open-plan kitchen-diner with pantry and under-stairs storage. Upstairs there is a master bedroom, second double bedroom and a particularly spacious family bathroom with plenty of storage. There is also access to a fully boarded and insulated loft with potential to convert.

The property has been extensively renovated in the past five years, including full electrical rewiring, new gas boiler, new double-glazed windows and external doors, new kitchen with Belfast sink and updated plumbing, and in the bathroom a new bath, toilet and tiling. On the ground floor the renovations have included new underfloor insulation and new wood flooring, making for a cosy and pleasant home.

In the good-sized garden, there are paved stone paths, wide vegetable and flower beds, a herb garden, lawn area and patio - perfect for green fingers or for sitting in the sun. A custom-built shed makes ingenious use of the space available. There is also the potential to add a home office in the garden, and there is an electrical hook-up ready for installation.

The house is a short walk from the restaurant quarter of South End as well as local supermarkets, post office and train station, and within moments of a choice of Ofsted Outstanding and Good primary schools, one of which is a feeder school for the popular Coombe Wood School. Call us now!



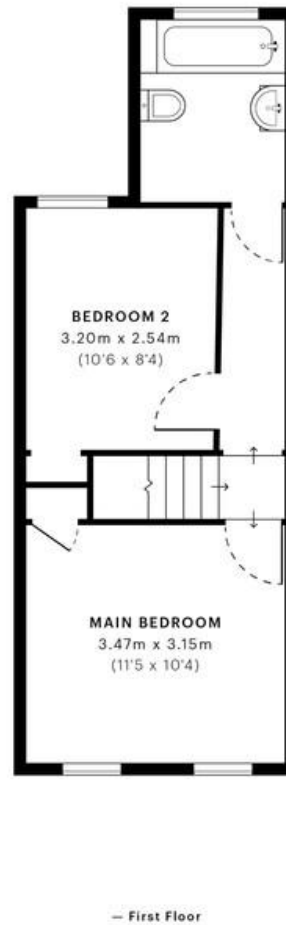
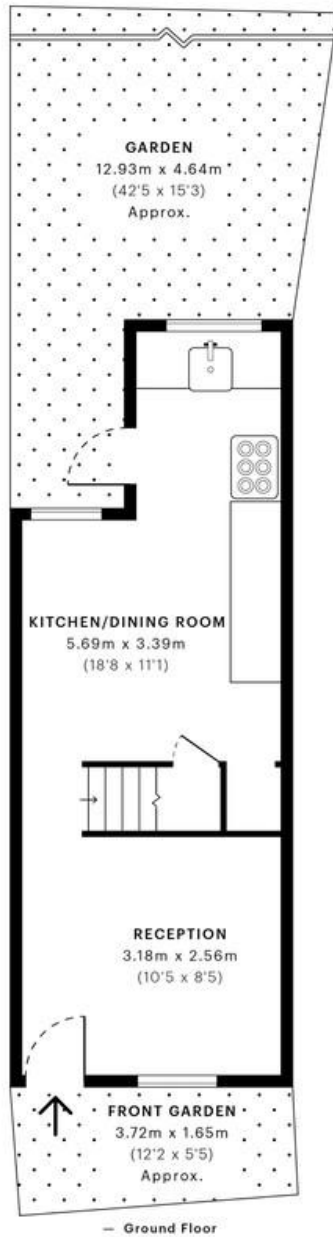




Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		



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92+	<b>A</b>		
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55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



## Martin & Co Croydon

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**0208 688 8565**

<http://www.martinco.com>



**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.