

**SOLD STC**



**Boston Road, West Croydon**

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

**Asking Price Of £360,000**

**MARTIN&CO**



## Boston Road, West Croydon

2 Bedrooms, 1 Bathroom

Asking Price Of £360,000

- Two Bedroom House
- Two Reception Rooms
- End Of Terrace
- Up Stairs Bathroom
- Modern Finish

Looking for a comfortable and spacious 2 bedroom end of terrace house in West Croydon? Look no further than this stunning property, which features 2 bedrooms, 2 reception rooms, and is in excellent condition. Best of all, it's chain-free and situated on a quiet road, so you can enjoy peace and privacy in your new home.

This lovely property boasts a bright and airy feel throughout, with plenty of natural light flooding in through the large windows. The two reception rooms offer ample space for entertaining guests or relaxing with the family, while the two bedrooms are spacious and comfortable, perfect for getting a good night's sleep.

The location of this property is ideal for those looking for a quiet and peaceful home, with easy access to all the amenities that West Croydon has to offer. You'll be just a short walk from local shops, restaurants, and cafes, as well as excellent transport links to the rest of London.

Don't miss out on this fantastic opportunity to own a beautiful 2 bedroom end of terrace house in West Croydon. Contact us today to arrange a viewing and start the process of making this wonderful property your new home.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		







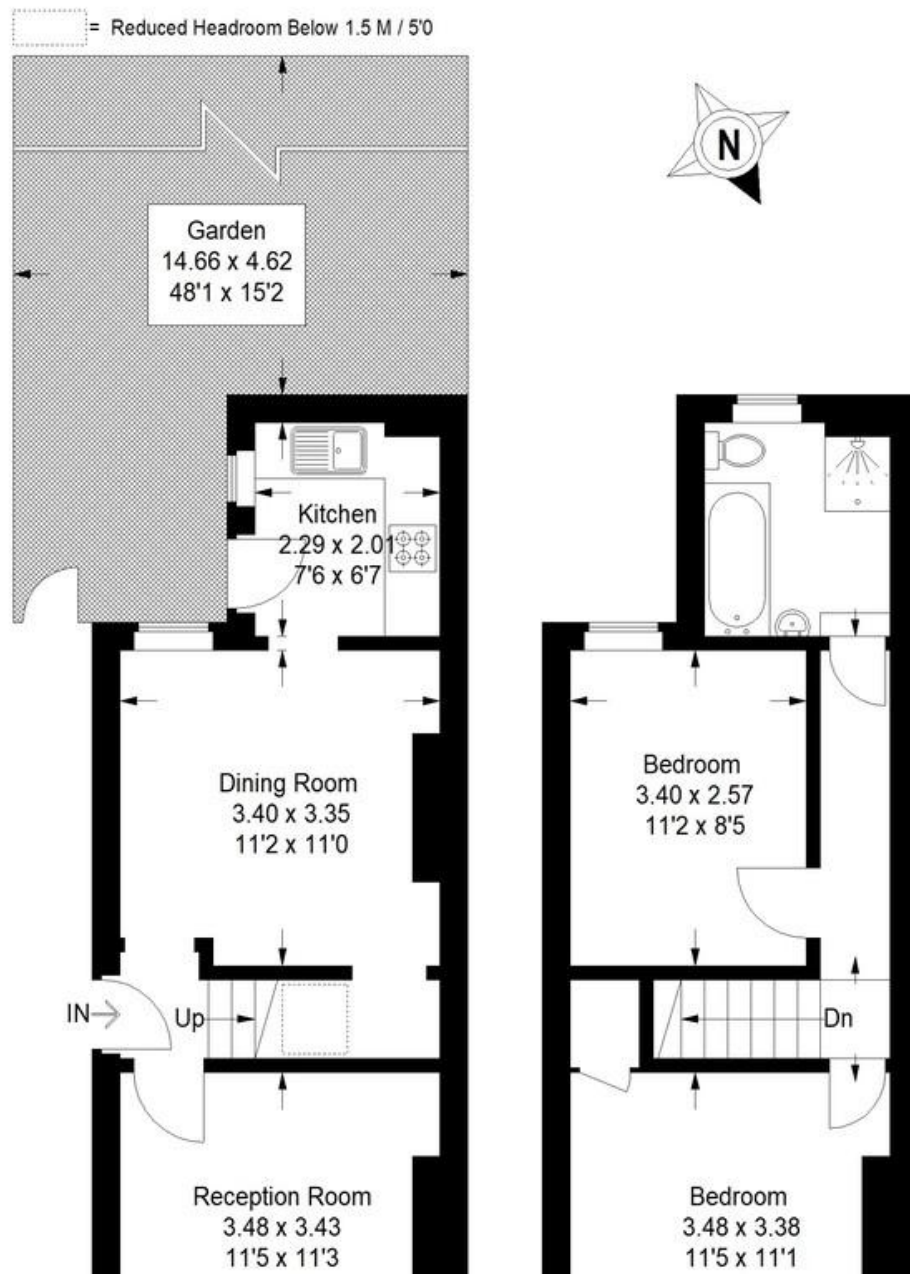
# Boston Road CR0

Approximate Gross Internal Area

Ground Floor = 32.7 sq m / 352 sq ft

First Floor = 32.3 sq m / 348 sq ft

Total = 65.0 sq m / 700 sq ft



## Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF  
T: 0208 688 8565 • E: [croydon@martinco.com](mailto:croydon@martinco.com)

# 0208 688 8565

<http://www.martinco.com>

## MARTIN&CO

**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.

