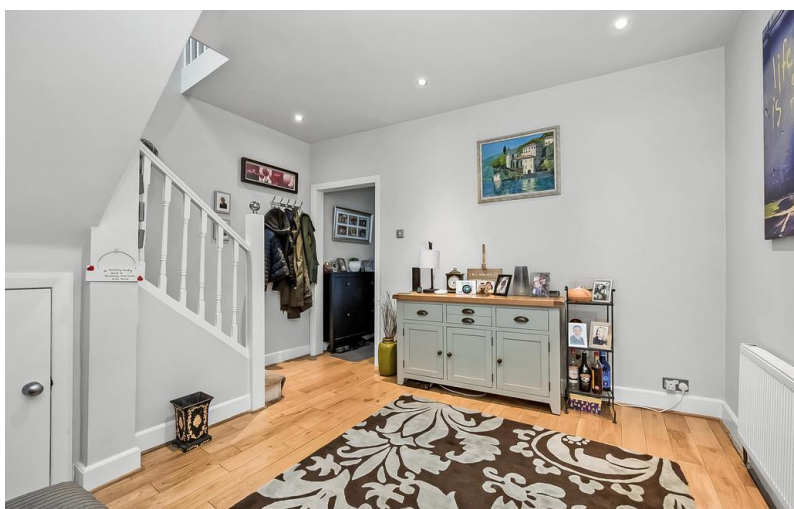


ON HOLD



Northbrook Road, Croydon

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £420,000





Northbrook Road, Croydon

2 Bedrooms, 1 Bathroom

Asking Price Of £420,000

- Beautiful Home
- Upstairs Bathroom
- Two Receptions
- Separate Kitchen
- Impeccable Condition

Welcome to our listing for a charming 2-bedroom house with a unique touch. This delightful property boasts a convenient upstairs bathroom, two spacious reception rooms, and a separate kitchen, all presented in impeccable condition. As an added bonus, this house also features a desirable loft room, perfect for additional living space or a home office.

Upon entering, you'll immediately appreciate the warm and inviting atmosphere that radiates throughout the house. The well-designed layout ensures a seamless flow between the reception rooms, providing ample space for entertaining guests or enjoying quality time with loved ones. The separate kitchen offers a practical and functional area for culinary endeavors, equipped with modern fixtures and fittings.

Venturing upstairs, you'll discover two comfortable bedrooms, each offering a peaceful retreat for relaxation. The upstairs bathroom provides convenience and privacy, catering to the needs of the household with its well-appointed amenities. Additionally, the property surprises with a versatile loft room, offering endless possibilities for utilization, whether it be as an additional bedroom, a cozy den, or a creative workspace.

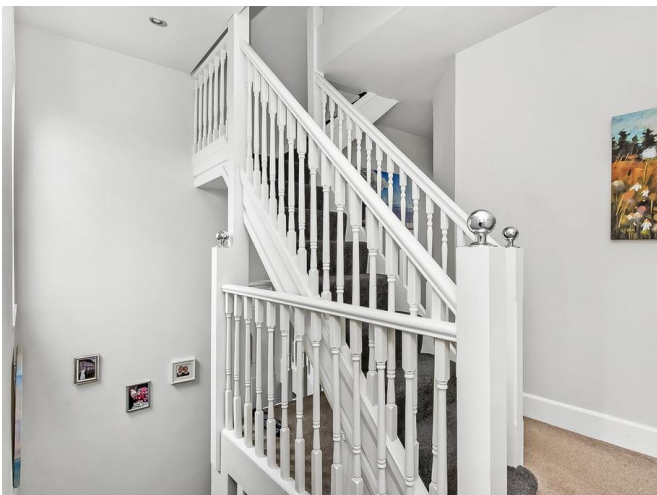
Beyond its internal features, this house benefits from being maintained in excellent condition, reflecting the care and attention it has received from its current owners. Its attractive exterior including stunning garden & outbuilding, while the surrounding neighbourhood offers a pleasant environment with convenient amenities and easy access to local transport links.

Overall, this 2-bedroom house presents an excellent opportunity for those seeking a comfortable and well-maintained home with the added bonus of a versatile loft room. Whether you're a growing family, a





professional couple, or an individual in need of extra space, this property is sure to impress. Don't miss the chance to make this delightful house your own. Contact us today to arrange a viewing and start envisioning the possibilities it holds.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		



Northbrook Road CR0

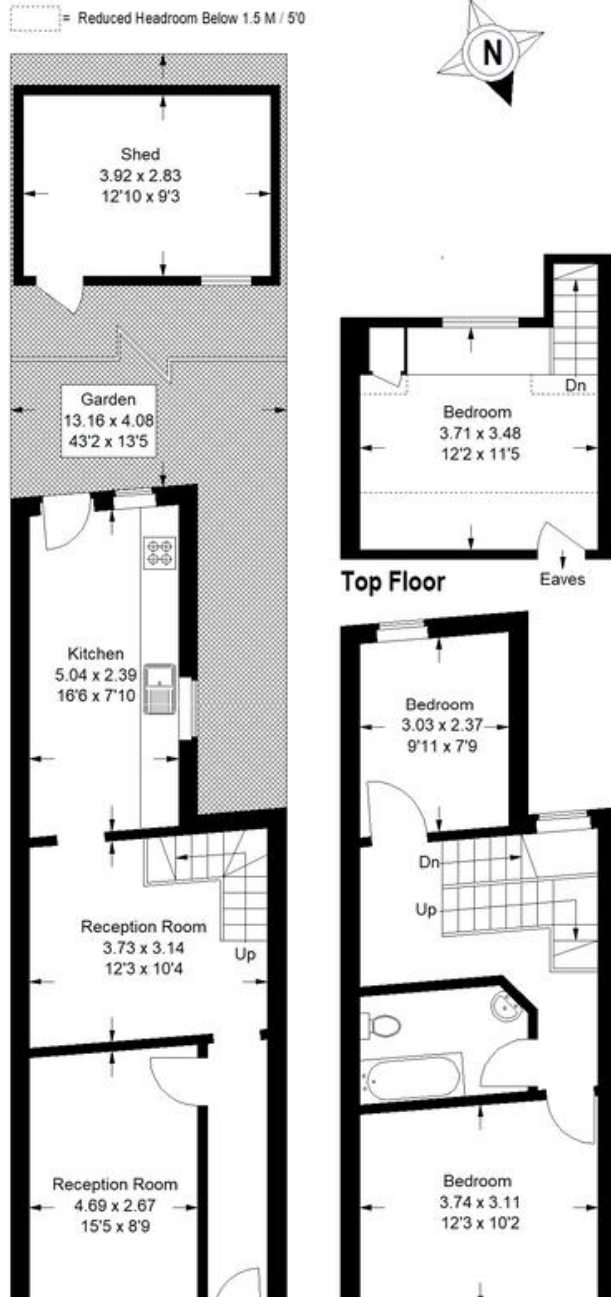
Approximate Gross Internal Area

Ground Floor = 41.2 sq m / 443 sq ft

First Floor = 35.2 sq m / 379 sq ft

Top Floor = 13.8 sq m / 149 sq ft

Total (Excluding Shed) = 90.2 sq m / 971 sq ft



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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.