

FOR SALE



Chelsham Road, South Croydon,

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £385,000



**Chelsham Road, South
Croydon,
2 Bedrooms, 1 Bathroom
Asking Price Of £385,000**

- Attractive Victorian House
- Large 23' Reception Room
- Fitted Kitchen
- 2 Bedrooms
- Gas Heating

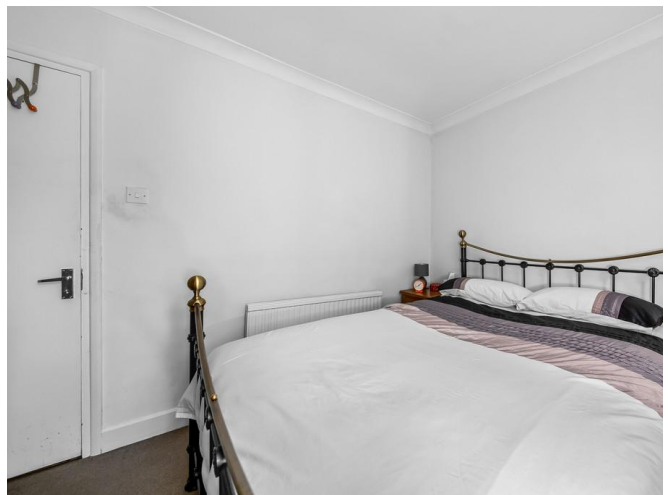
Enjoying a popular and convenient South Croydon setting, just 10 minutes stroll from the station, this highly appealing Victorian house will make a lovely first home or as great letting investment in our opinion.

The accommodation affords a large 23' through reception room with stairs leading to the first floor, a modern fitted kitchen, a bathroom/wc with corner bath, landing and two bedrooms. Other features to note include double glazing and gas heating to radiators. Externally there is a sunny South-West facing garden with a secluded outlook at the rear, plus a small front garden.

For commuters, South Croydon Station is just a 10 minute walk away and there are regular bus services towards Croydon & Purley along nearby Brighton Road. A good range of local shops, cafes and take-aways are also close at hand. Parking is currently free in the road outside.

Available with the benefit of no onward chain, you should call Martin & Co Croydon now to avoid disappointment!







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		



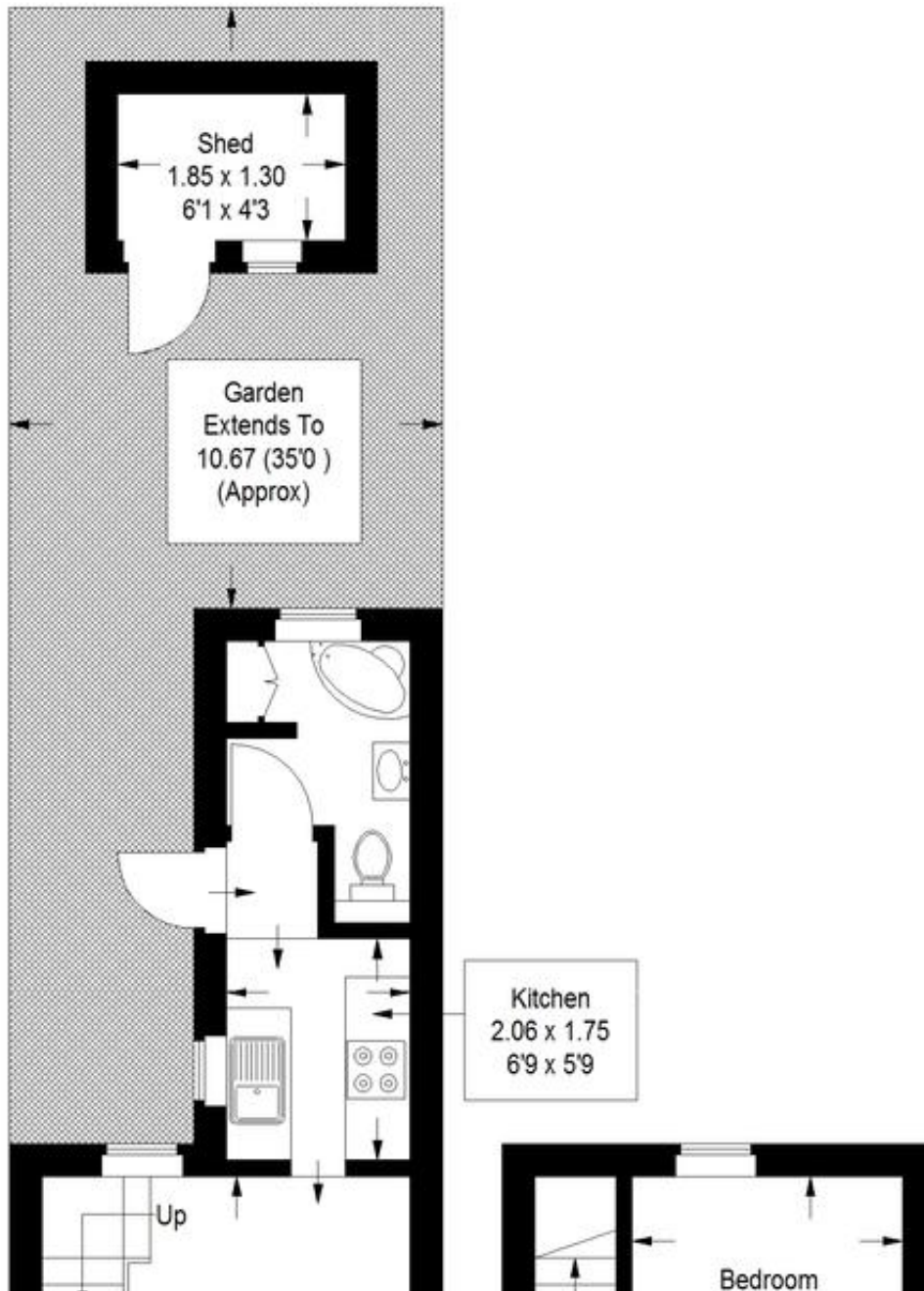
Chelsham Road, CR2

Approximate Gross Internal Area (Excluding Shed)

Ground Floor = 32.9 sq m / 354 sq ft

First Floor = 24.1 sq m / 259 sq ft

Total = 57.0 sq m / 614 sq ft



Martin & Co Croydon

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

0208 688 8565

<http://www.martinco.com>



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