

**ON HOLD**



**Churchill Road, South Croydon**

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

**Asking Price Of £430,000**

**MARTIN&CO**



## Churchill Road, South Croydon

3 Bedrooms, 1 Bathroom

Asking Price Of £430,000

- Fantastic 3 Bedroom House
- Recently Renovated
- Double Reception Room
- Stylish Kitchen
- Modern Bathroom

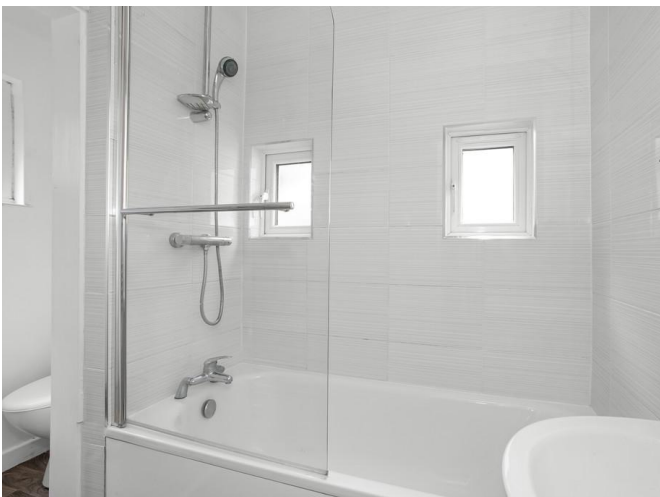
Behind the handsome bay fronted period facade of this lovely property lies a spacious modern interior that discerning buyers should hurry to view, as we promise this beauty won't be around for long!

Enjoying a popular and convenient location - close to local shops, busy bus routes and within walking distance of Purley Oaks & Sanderstead stations - this delightful house affords an entrance hall, large reception room, a superb fitted kitchen, 3 bedrooms and a stylish bathroom with bath. This beautiful house benefits from original Victorian features, double glazed windows.

Externally there is garden to the rear, perfect for a sunny summer barbecue!

Houses of this quality are always snapped up quickly so call the Landlord's sole agent, Martin & Co now for an appointment to view!





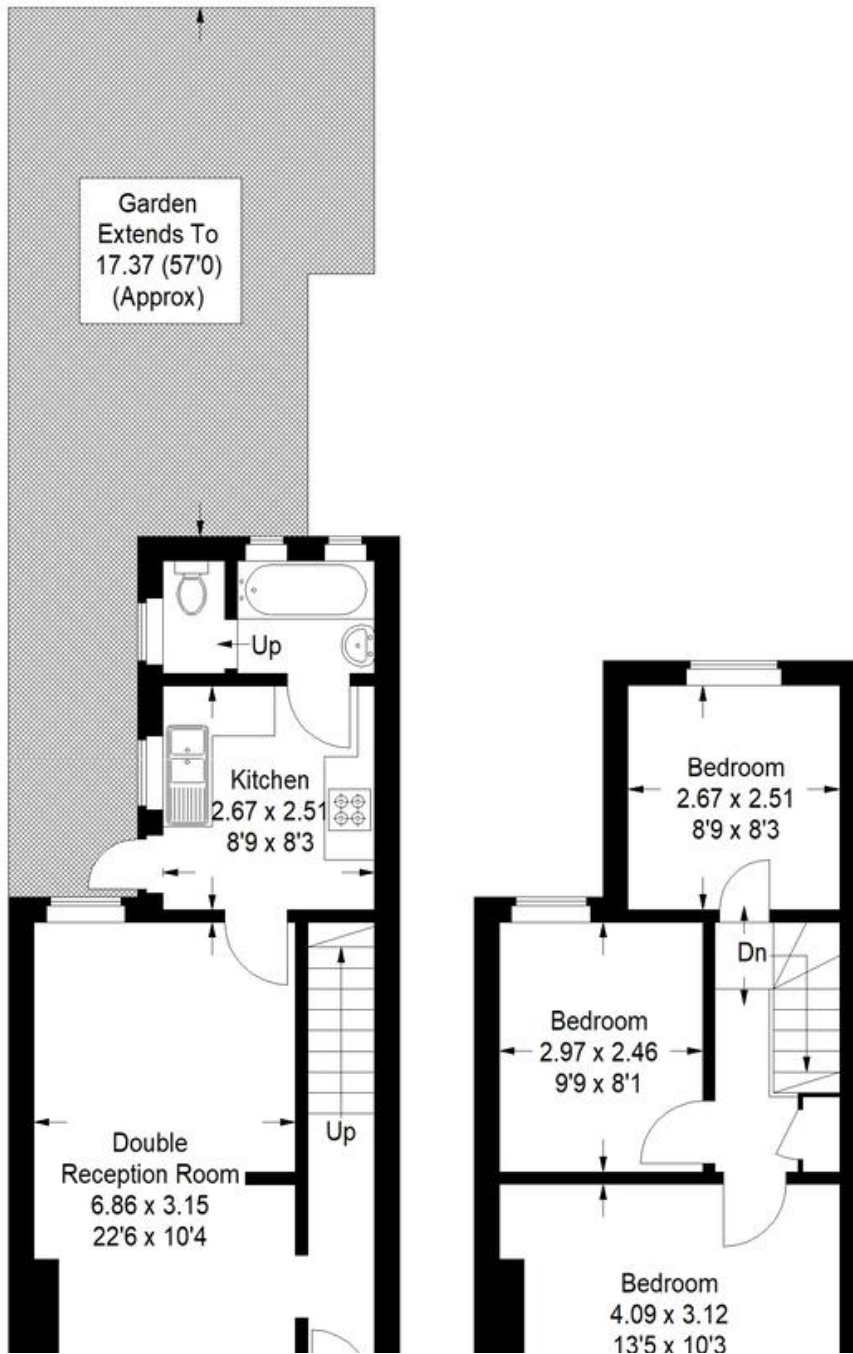


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		



# Churchill Road, CR2

Approximate Gross Internal Area  
Ground Floor = 37.4 sq m / 403 sq ft  
First Floor = 32.9 sq m / 354 sq ft  
Total = 70.3 sq m / 757 sq ft



## Martin & Co Croydon

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## 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.

