

FOR SALE



Laurier Road, Croydon

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £340,000





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- Handsome Bay-Fronted House
- Two Reception Rooms
- Two Double Bedrooms
- Separate Kitchen
- Gas Heating & Double Glazing

Enjoying a cul-de sac setting in a popular residential location, between Morland and Davidson Roads, this attractive bay-fronted period-built property would make a fantastic first home.

Available with no onward chain the house affords an entrance hall, a reception room with bay window and cast-iron fireplace, a dining room with a decorative feature fireplace, kitchen, downstairs bathroom/wc and two double bedrooms - both also with cast iron fireplaces. The property also benefits from gas heating and double glazing. Externally there is a 30' rear garden.

There are regular bus services nearby along both Davidson Road and Morland Road, whilst the tramstop at Black Horse Lane is just a 10 minute walk away. Parking is free in the road outside.

For those with young children, the Davidson Primary Academy is literally just around the corner and has a 'Good' Ofsted rating.

Call the seller's sole agent Martin & Co Croydon now for an appointment to view!







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		



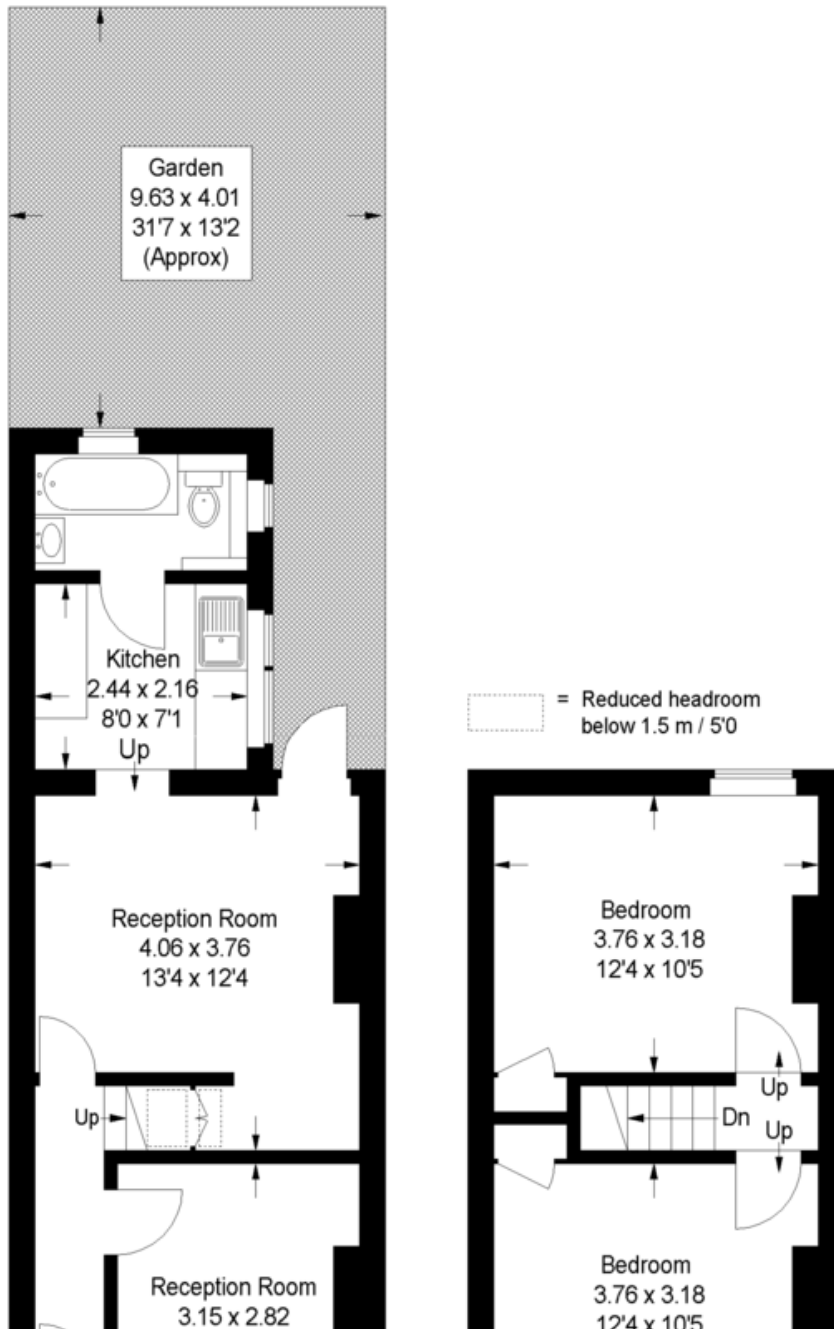
Laurier Road, CR0

Approximate Gross Internal Area

Ground Floor = 37.8 sq m / 407 sq ft

First Floor = 27.8 sq m / 299 sq ft

Total = 65.6 sq m / 706 sq ft



Martin & Co Croydon

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