

FOR SALE



Crunden Road, South Croydon

3 Bedrooms, 1 Bathroom, Three Bedroom House

Asking Price Of £395,000

MARTIN&CO

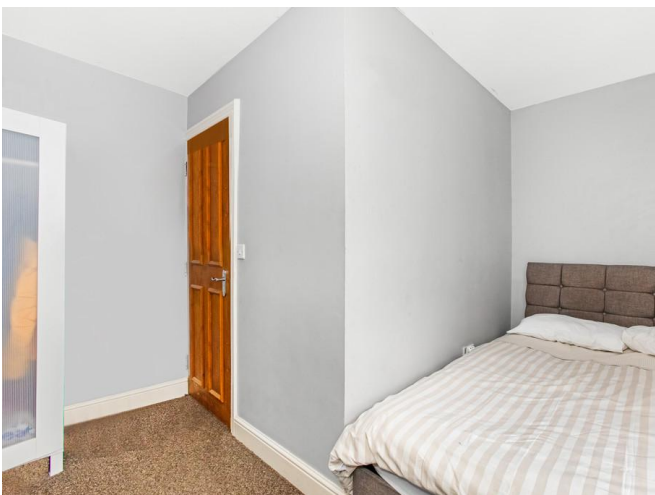


Crunden Road, South Croydon

3 Bedrooms, 1 Bathroom

Asking Price Of £395,000

- Extended Victorian House
- Over 1000sqft (97.6sqm)
- 24' Reception Room
- 18' Kitchen/Breakfast Room
- Three Bedrooms



- THREE BEDROOMS - UPSTAIRS BATHROOM/WC - OVER 1000 SQFT (97sqm) OF ACCOMMODATION -

Enjoying a popular residential location, just a ten minute walk from a choice of three stations, this attractive brick-fronted Victorian house has been extended across the full width at the rear and into the loft to provide a spacious, family sized home.

The property affords an entrance hall, a 24' reception plan which is open-plan to the 18' kitchen/breakfast room on the ground floor; on the first floor there is a landing, two good-sized L-shaped bedrooms and a bathroom/wc; the top floor provides a further double bedroom. Features to note include gas heating to radiators and double glazing.

Externally there is a 49' rear garden with a sunny South-Easterly aspect, which has been paved for easy maintenance. The front garden is also paved and could provide a hardstanding for a motorcycle.

For commuters, South Croydon, Purley Oaks and Sanderstead Stations are all within a half-mile radius. Local bus services towards Croydon & Purley are very nearby on Brighton Road, as is an excellent selection of local shops, cafes and take-aways.

If you are looking for a spacious home on which to stamp your own identity, this is it - call Martin & Co now for an appointment to view!





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Crunden Road, CR2

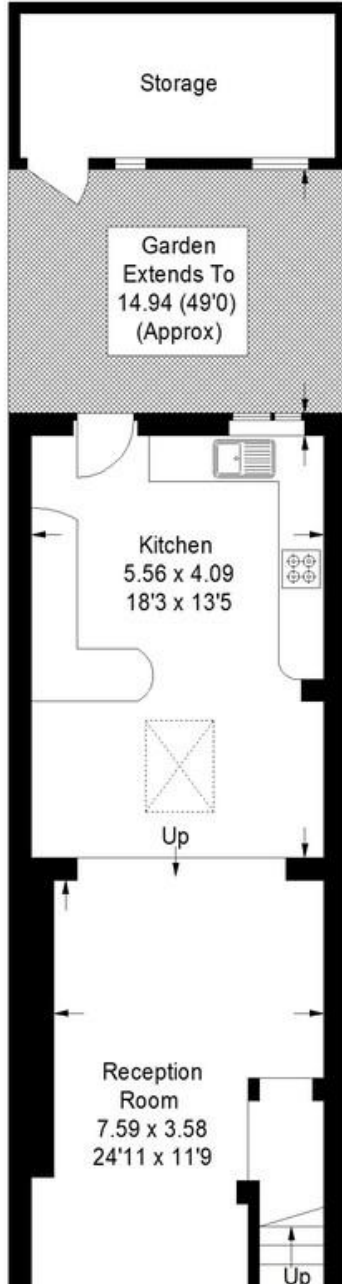
Approximate Gross Internal Area
(Excluding Storage)

Ground Floor = 52.1 sq m / 561 sq ft

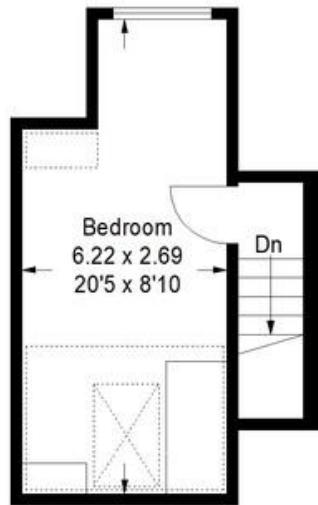
First Floor = 27.0 sq m / 291 sq ft

Second Floor = 18.5 sq m / 199 sq ft

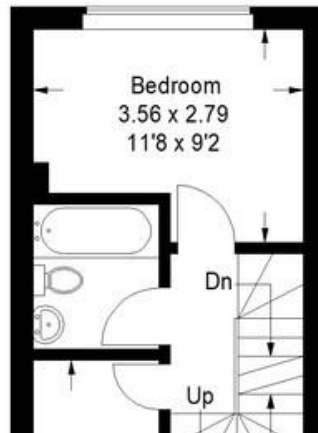
Total = 97.6 sq m / 1051 sq ft



--- = Reduced headroom
below 1.5 m / 5'0



Second Floor



Martin & Co Croydon

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