

SOLD STC



Grange Road, South Croydon

3 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £500,000





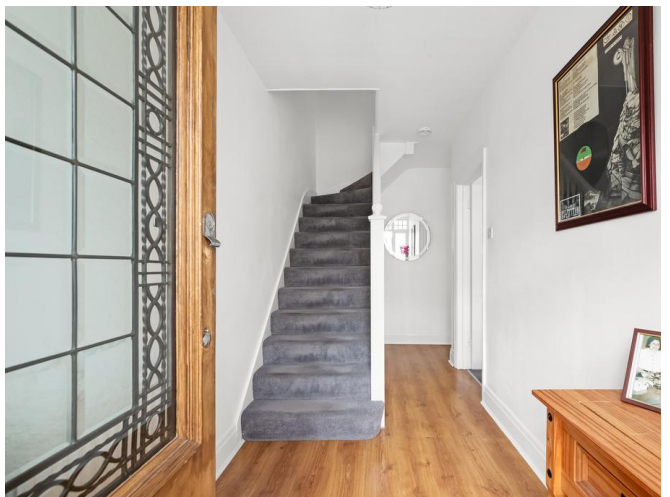
In a favoured residential setting, just a few moments from Purley Oaks Station this pleasant three bedroom house would make the perfect home for a family!

- Fantastic Family House
- Kept in Pristine Condition
- No Chain
- Sunny West Facing Garden
- Garage
- Off Road Parking
- Conservatory

The property affords an entrance hall, two reception rooms, modern fitted kitchen, conservatory , downstairs w/c, two large double bedrooms, a smaller third bedroom, a smart bathroom/W.C and benefits from gas central heating. Externally there is sunny West-facing garden, off road parking for 2 cars and garage!
NO CHAIN CALL US NOW!

Available for viewings now, this is a property not to be missed and you should call us without delay to avoid disappointment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



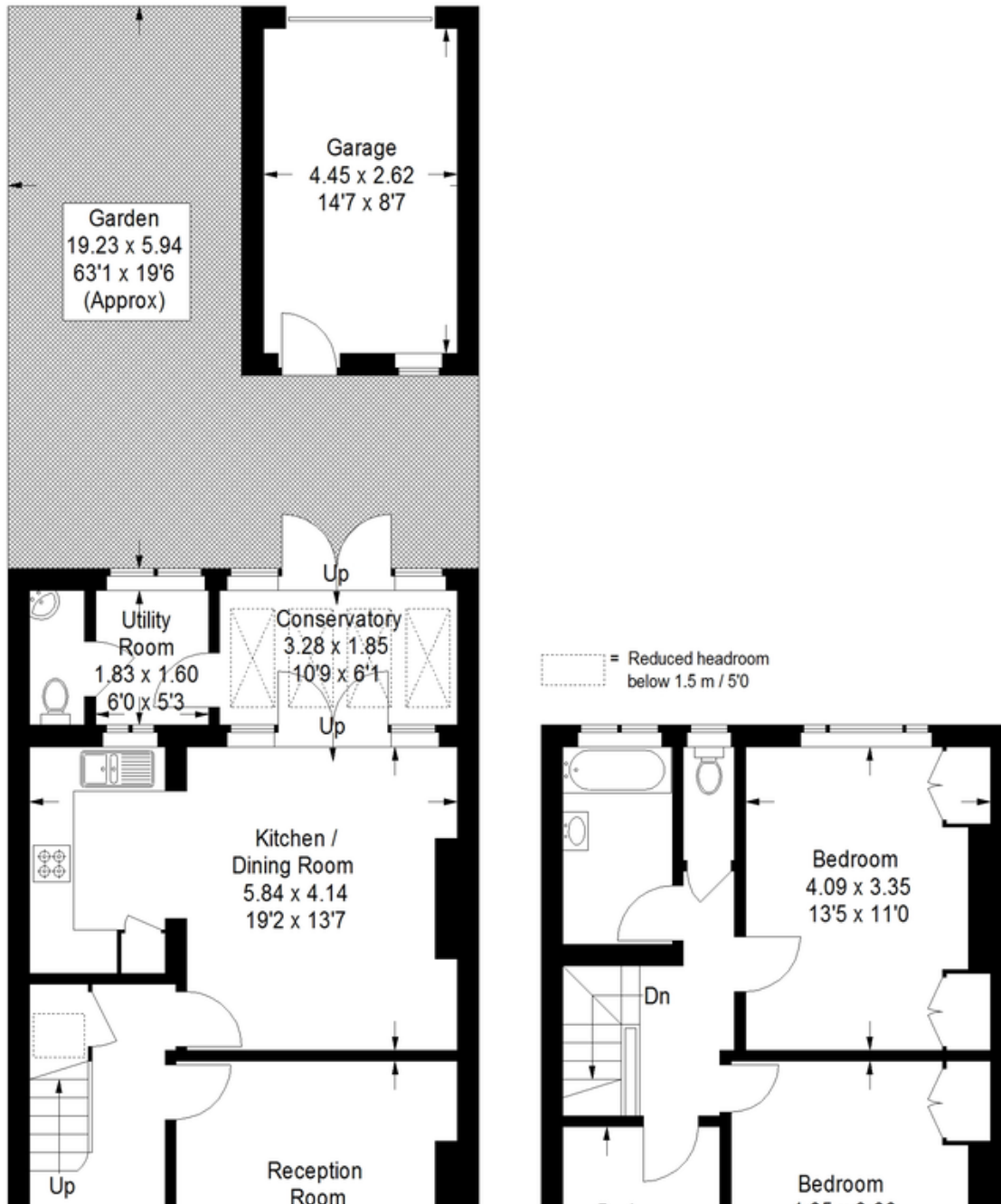
Grange Road, CR2

Approximate Gross Internal Area

114.1 sq m / 1228 sq ft

Garage = 12.2 sq m / 131 sq ft

Total = 126.3 sq m / 1359 sq ft



Martin & Co Croydon

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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.