

**FOR SALE**



**Price Road, Croydon**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Asking Price Of £495,000**

**MARTIN&CO**



## Price Road, Croydon

3 Bedrooms, 1 Bathroom

Asking Price Of £495,000

- Lovely Family Home!
- Three Bedroom Semi Detached House
- Modern Finish
- Conservatory
- Sunny Garden

In a popular residential area this lovely semi-detached house with conservatory at the rear to provide a stunning through living space leading into fitted kitchen and would make a fantastic family home.

In full, the property affords an entrance porch, hallway, a large 19'5 through reception room, a modern fitted kitchen, 16'1 conservatory with doors to the garden, a modern bathroom/wc, first floor landing, two double bedrooms, a smaller third bedroom, w/c, and benefits from gas heating, together with double glazing.

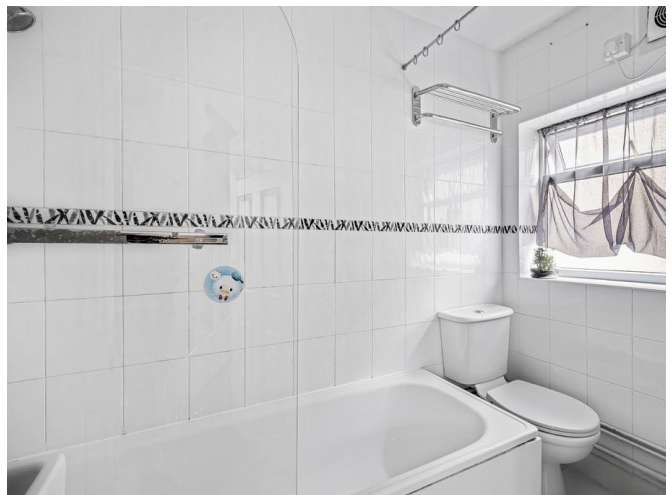
Externally there is garden to the rear Parking is provided by a paved driveway leading to an garage at the side of the house.

For commuters, the mainline stations at South Croydon and Waddon are approximately a 10 minute walk away and there are regular bus services nearby towards Purley, East and West Croydon. The property is also centrally located for supermarkets, restaurants and entertainment.

Aerodrome Academy Primary school, The Minster Nursery & Infant School and the Howard Primary School are all close at hand, whilst Krishna Avanti, Regina Coeli Catholic, Cumnor House primaries, the Harris Academy secondary school and the renowned Whitgift School are all also within a mile radius. Popular Grammar Schools - Wilsons and Wallington Schools for both boys and girls are a 10 minute drive away.

Available with no onward chain you should call Martin & Co Croydon now for an appointment to view!



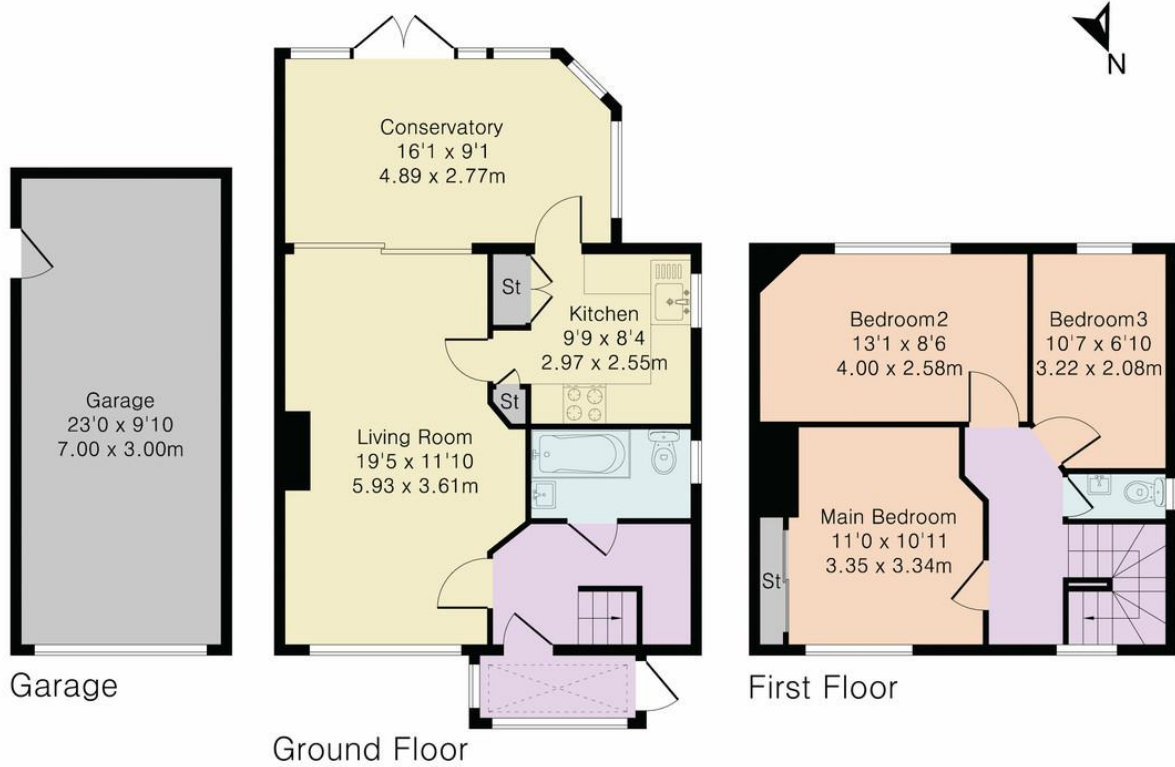




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Approximate Gross Internal Area 1173 sq ft – 109 sq m  
 Ground Floor Area 563 sq ft – 52 sq m  
 First Floor Area 384 sq ft – 36 sq m  
 Garage Area 226 sq ft – 21 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Martin & Co Croydon

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

# 0208 688 8565

<http://www.martinco.com>

## MARTIN&CO

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