



47 Elmwood Road, Croydon

Offers in Excess of £500,000

ShineRocks
PROPERTY AGENTS

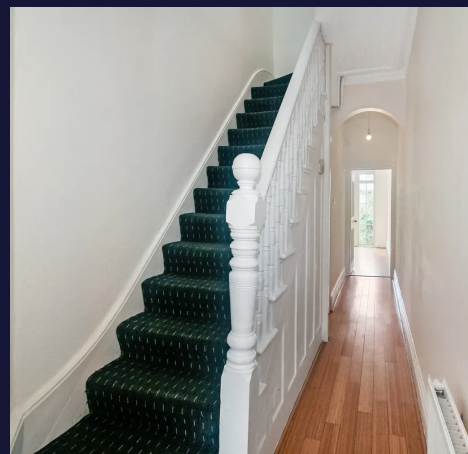
47 Elmwood Road

Croydon, Croydon

An attractive and well presented, four bedroom, two bath/shower room, two reception room, Victorian semi detached house, located in a quiet street within easy reach of West Croydon station, Chestnut Primary school and Mayday hospital, with Croydon town centre, shops and East Croydon station only 20/25 minutes walking distance. An ideal investment or first time buyer property with level rear garden and outhouse. Enclosed entrance porch, hallway, Living room with fireplace, dining room with fireplace and door to rear garden, fully fitted kitchen, third reception room/bedroom four with French doors to rear garden, en suite wet room with WC. Stairs to first floor landing, large principal bedroom with fireplace, two further bedrooms, bathroom, separate WC. Large loft. The property has gated side access leading to level garden with outbuilding.

Tenure: Freehold

- FOUR BEDROOMS INCLUDING G/F BEDROOM WITH EN SUITE WET ROOM
- TWO BATH/SHOWER ROOMS
- TWO RECEPTION ROOMS + NEWLY FITTED KITCHEN
- GATED SIDE ACCESS TO LEVEL REAR GARDEN WITH GARDEN STORE ROOM
- CLOSE TO WEST CROYDON STATION, MAYDAY HOSPITAL, CHESTNUT PRIMARY SCHOOL & CENTRAL CROYDON
- FURTHER EXTENSION POTENTIAL TO REAR & LOFT STPP
- COUNCIL TAX - D
- EPC - D







ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.