

FOR SALE



Euston Road, Croydon

3 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £380,000

MARTIN&CO



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Set back from the road, overlooking a green, this spacious mid-terrace house has been extended at the rear to provide a home with room for all the family.

The accommodation affords an entrance hall, a 16' reception room, a 20' dining room, a separate kitchen, and a bathroom/wc with both a bath and a shower enclosure on the ground floor. Upstairs there are three good-sized bedrooms and the property benefits from gas heating.

- Spacious Extended House
- Overlooking a Green
- Three Bedrooms
- Two Reception Rooms
- Separate Kitchen

Externally there is a generous garden at the rear whilst the front has been paved to provide off-street parking.

Euston Road lies in a residential area to the North-West of Croydon town centre. For commuters there are regular bus services nearby along Mitcham Road and Purley Way, whilst the Waddon Marsh tram stop is also close at hand. Buyers with young children will appreciate the short walk to the Harris Academy Croydon Primary school which is just a few minutes away and rated as 'Outstanding' by Ofsted.



Available with no onward chain, call the seller's SOLE AGENT, Martin & Co now for an appointment to view!





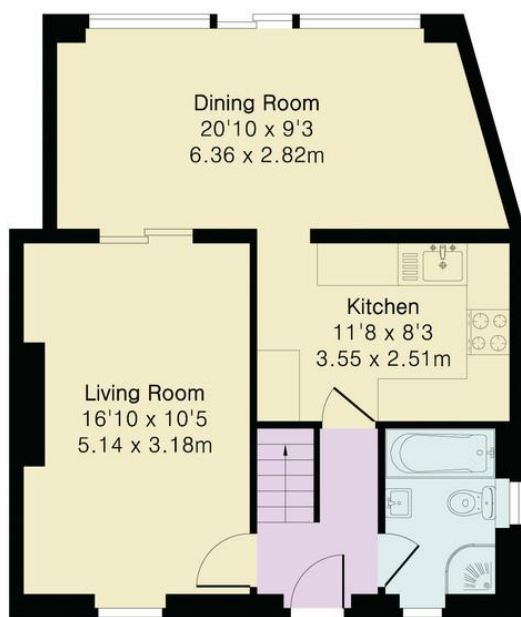
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		



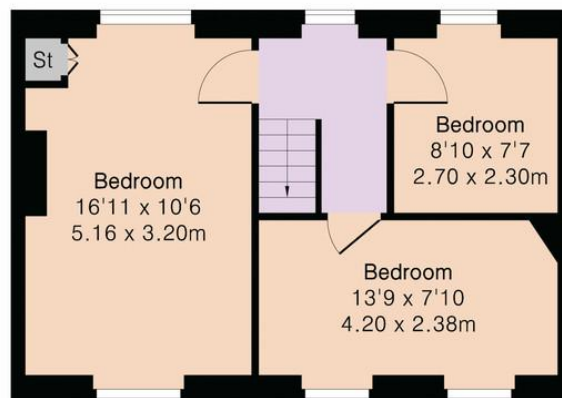
Approximate Gross Internal Area 986 sq ft - 91 sq m

Ground Floor Area 572 sq ft – 53 sq m

First Floor Area 414 sq ft – 38 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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