

FOR SALE



Churchill Road, South Croydon

3 Bedrooms, 2 Bathroom, Semi-Detached House

Offers In Excess Of £459,950

MARTIN&CO



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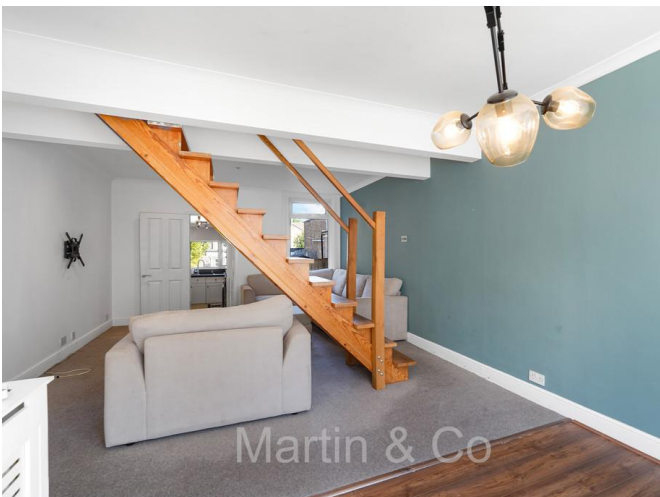
- **Stunner!**
- **3 Bedrooms**
- **2 Bathrooms**
- **Loft Conversion with Walk in in Wardrobe**
- **No Chain**
- **Luxury kitchen**
- **Sunny Garden**

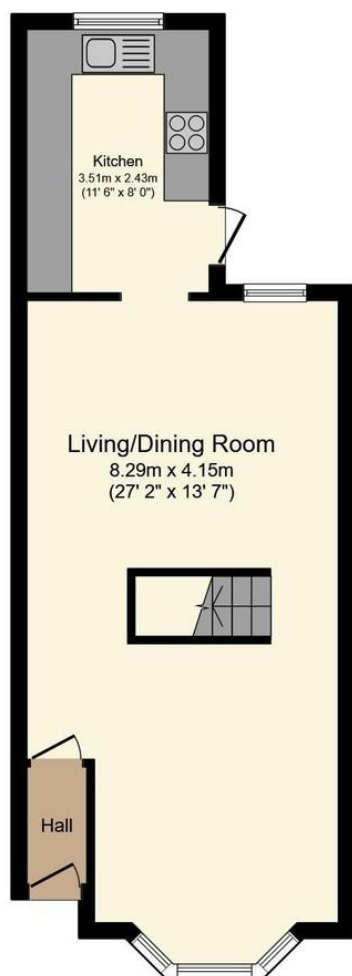
Situated in a highly sought-after residential location just moments from Purley Oaks Station, this stunning three-bedroom period home offers beautifully presented and spacious accommodation, making it an ideal purchase for families and commuters alike.

The ground floor comprises a welcoming entrance hall, two reception rooms and a luxury fitted kitchen with ample storage and workspace. On the first floor are two well-proportioned bedrooms, including a spacious front bedroom, together with a superb contemporary family bathroom/WC featuring a separate shower. Occupying the top floor is a magnificent master bedroom complete with a stylish en-suite shower room & walk in wardrobe. The property also benefits from gas central heating throughout.

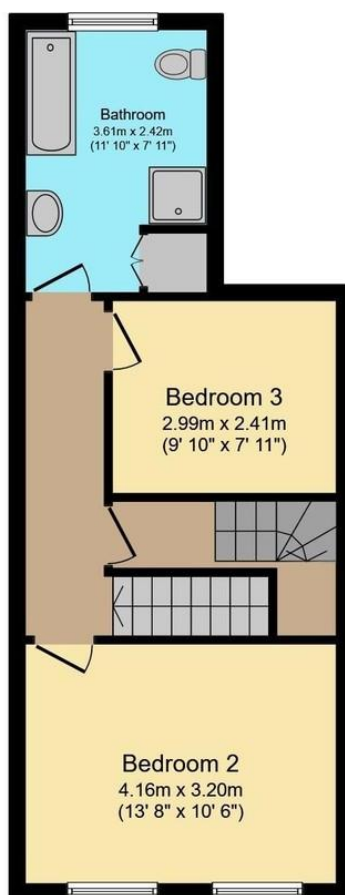
Outside, the sunny rear garden. Offered to the market with no onward chain, this exceptional home combines character, modern comforts and a highly convenient location. Early viewing is strongly recommended to avoid disappointment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor



Second Floor

Total floor area 119.0 sq. m. (1,281 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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