

**FOR SALE**



**Temple Road, Croydon, CR0.**

**A 4 Bedrooms House in Need of Complete Modernisation.**

**Guide Price £450,000 - £465,000 Freehold** (Subject to Contract).

**MARTIN&CO**



## Temple Road, Croydon, CR0.

A 4 Bedroom House.

**Guide Price £450,000 - £465,000**

**Freehold** (STC).

- Full Modernisation Needed
- 4 Bedroom House
- Popular Road
- Mid Terrace
- Three Reception Rooms



If you would prefer to update to your own taste, rather than pay a premium for someone else's, then don't miss this very realistically priced 4 bedroom house in popular residential road just a 5 minute stroll from South Croydon Station.

Affording tremendous potential the house affords an entrance hall, living room, dining room, a breakfast room, kitchen, landing, for bedrooms and a spacious upstairs bathroom/wc.. Externally there is a West facing rear garden that could be ideal for al fresco entertaining with some work!

Other houses in this terrace have off-road parking at the front however you need to make your own enquiries regarding viability, otherwise parking is available in the road with a resident's permit from Croydon Council or on a 'pay and display' basis.

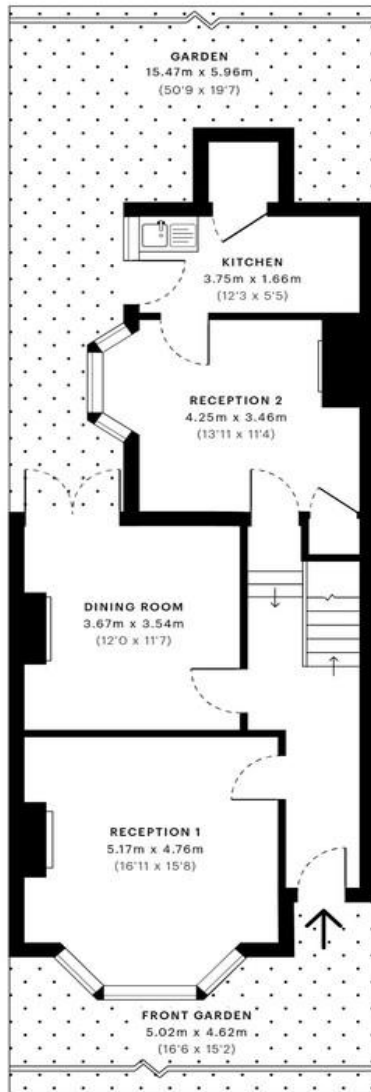
Temple Road is a popular, quiet, residential road within easy reach of the town's Restaurant and Cultural Quarters. The vibrant Boxpark restaurant complex is also within easy striking distance, as is the newly re-opened and refurbished Fairfield Halls.

Don't miss out - call Martin & Co now for an appointment to view!

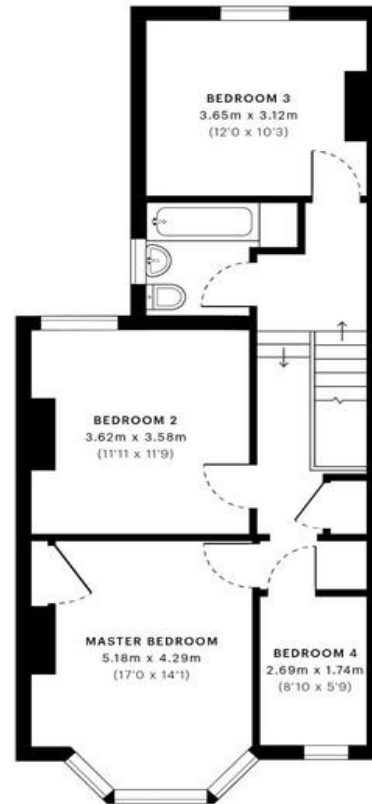








— Ground Floor



— First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
**127.1 Sqm / 1367.9 Sqft**

NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
**114.9 Sqm / 1236.8 Sqft**

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL  
125.7 Sqm / 1353.4 Sqft

IPMS 3C RESIDENTIAL  
115.8 Sqm / 1246.1 Sqft

SPEC ID  
Se209622265bc40c8725fd34

## Martin & Co Croydon

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**MARTIN&CO**

**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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

