

**FOR SALE**



**Brickwood Road, East Croydon**

**4 Bedrooms, 2 Bathroom, Spacious semi very close to East Croydon Station**

**Asking Price Of £695,000**

**MARTIN&CO**



- 4 Bedroom Semi-Detached
- Large Double Reception Room
- Fantastic Kitchen
- Two Bathrooms
- 4 Double Bedrooms
- No Chain
- Sunny West Facing Garden

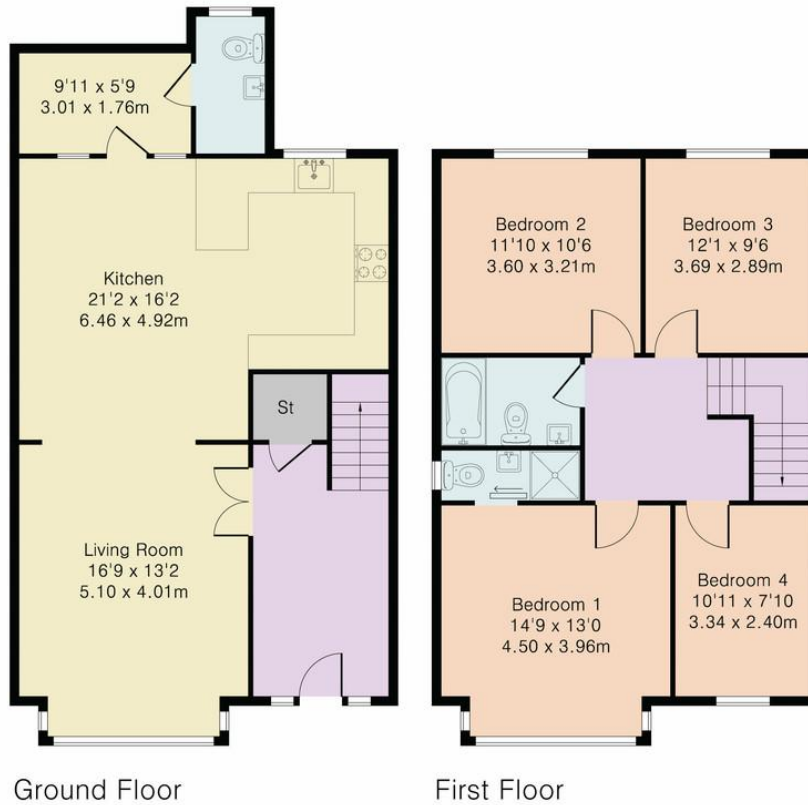
In a quiet residential setting, yet just 5 minutes from East Croydon station this delightful 'halls-adjointing' semi-detached house has a charming ambiance. The property affords an entrance hall, large sitting room, fantastic kitchen, four double bedrooms, a smart modern bathroom, en-suite, downstairs WC. and benefits from gas fired central heating. Externally there is West Facing garden at the front parking space. The chain of restaurants and bars on door step and the town centre with its amazing shopping and leisure facilities is also within walking distance. Call the owners preferred agent now for an appointment to view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





Approximate Gross Internal Area 1446 sq ft – 135 sq m  
Ground Floor Area 770 sq ft – 72 sq m  
First Floor Area 676 sq ft – 63 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

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**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 m 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.