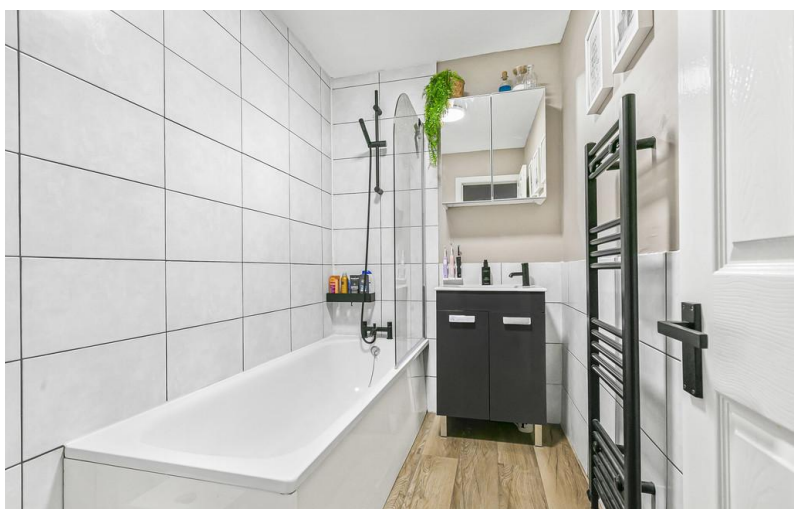


FOR SALE



Churchill Road, South Croydon

3 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £475,000

MARTIN&CO



Churchill Road, South Croydon

3 Bedrooms, 1 Bathroom

Asking Price Of £475,000

- A Beautiful Bay-Fronted House
- 26' Reception Room
- Smart Fitted Kitchen
- Downstairs Cloakroom/WC
- Three Bedrooms



In a sought-after residential area 'twixt Croydon and Purley, just a five minute stroll from Purley Oaks Station, this good-looking bay-fronted house makes a fantastic home and simply must be seen!

The accommodation affords a spacious 26' double reception room with fashionable herring-bone flooring, a recently fitted 11' kitchen with a range of units complimented by wood worktops, metro-tiling and with built-in appliances, a downstairs cloakroom/wc, landing, three good-sized bedrooms and an upstairs bathroom/wc. Stairs from the landing lead up to the loft area which has been converted to provide a useful easily accessible office/hobby/storage space. Other features to note include gas heating and double glazing.

Externally there is an attractively landscaped garden at the rear, with two stylish paved patio areas, lawn with artificial grass and a raised flower bed.

Churchill Road is a popular road with a good sense of community. There is a local WhatsApp group to discuss anything of interest including car windows/lights left on or open, lost property, community events, train strike info etc and there are regular street parties and events held (including a ticketed Christmas quiz this year) for those wanting to get involved.

There is a good range of convenience shopping nearby along Brighton Road, where there are also regular bus services towards Croydon and Purley town centres. The station provides trains into central London making this an excellent choice for commuters. There is also a brand new shared office space and cafe just opened with an entrance in Churchill Rd perfect for a professional space when working remotely.

If you are looking for a home to just move into, this is it



- call the sellers sole agent, Martin & Co Croydon, now for an appointment to view!





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



Approximate Gross Internal Area 969 sq ft - 90 sq m

Ground Floor Area 412 sq ft – 38 sq m

First Floor Area 398 sq ft – 37 sq m

Second Floor Area 159 sq ft – 15 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.



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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 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

