

SOLD STC



Dering Road, Croydon

2 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £450,000

MARTIN&CO



Thoughtfully re-modelled and refurbished by the current owners over the last five years, this handsome bay-fronted Victorian house combines the contemporary and character to create a home of which to be justifiably proud and simply must be seen!

- Superbly Presented Semi-Detached House
- Large 24' Double Reception Room
- Fantastic 19' Eat-In Kitchen
- Two Double Bedrooms
- Luxurious Upstairs Bathroom
- Gas Heating
- Sunny Landscaped Garden

The accommodation features a welcoming entrance hall, leading to a spacious 24-foot through living/dining room, complete with double doors opening to the garden. The stunning 19-foot fitted kitchen/breakfast room provides ample space for entertaining, with bifold doors offering direct access to the rear garden. The freshly paved garden, completed last summer, enhances the outdoor space, and with two separate access points, it truly feels like an extension of the home.

Upstairs, a bright landing leads to two generously sized double bedrooms and a luxurious bathroom/WC, featuring a freestanding bath and a separate shower enclosure. The property also benefits from gas central heating and double glazing throughout.

Externally there is a small front garden and a lovely landscaped garden at the rear enjoying an open, sunny, Southerly aspect - the perfect spot for a family BBQ or Summer sundowner!

Dering Road is a quiet horseshoe-shaped road, off Southbridge Road, only quarter of a mile from South Croydon Station and just a short stroll from local shops as well as the bars and eateries of the Restaurant

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Quarter. East Croydon Station with a wider choice of services is just over a mile away. For those with a young family the well regarded Howard Primary School, Ofsted-rated 'Outstanding' Heathfield Academy and Krishna Avanti Primary School are all within very easy walking distance.

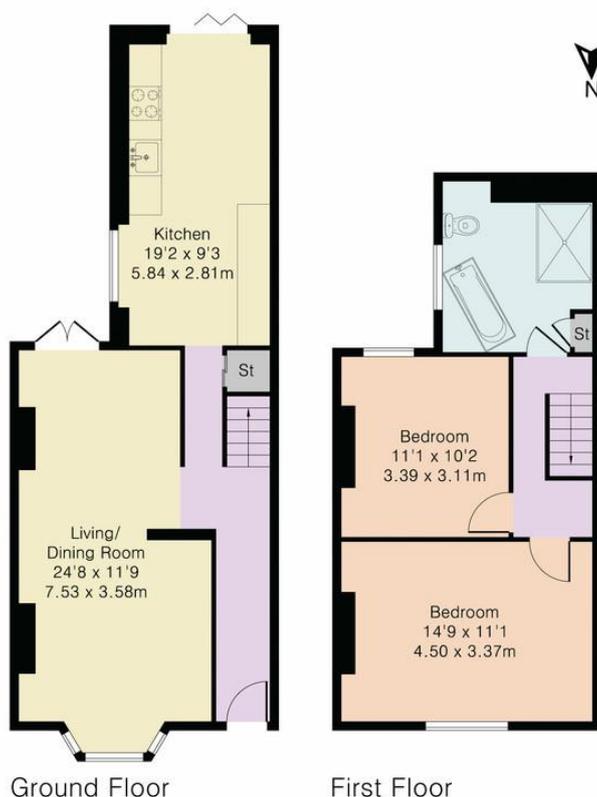
If you are looking for a property to 'just move into', this is it - call Martin & Co Croydon now for an appointment to view!



Approximate Gross Internal Area 978 sq ft - 91 sq m

Ground Floor Area 537 sq ft – 50 sq m

First Floor Area 441 sq ft – 41 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.

