

ON HOLD



Bynes Road , South Croydon

2 Bedrooms, 1 Bathroom, End Terraced House

Asking Price Of £400,000

MARTIN&CO



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- Too Good to Miss
- Two Bedroom End of Terrace
- Dream Kitchen
- Bright & Airy Living Room
- Hotel Style Family Bathroom
- Two Double Bedrooms
- Sunny South Facing Garden

Enjoying a sought-after South Croydon setting close to Sanderstead and Purley Oaks Stations, as well as an Ofsted 'Good'-rated primary school this delightful end of terrace highly appealing Victorian house with plenty super modern features will make a lovely first home or a great letting investment in our opinion.

The accommodation affords reception room, fantastic kitchen, superbly finished bathroom/wc. Upstairs there are two equally sized double bedrooms . Other features to note include double glazing and gas heating to radiators. Externally there is a sunny, low maintenance rear garden.

For commuters, Purley Oaks and Sanderstead Stations are both just a five minute walk away and there are regular bus services nearby towards Croydon and Purley. Parking is currently free and unrestricted in the road. There is an excellent range of convenience shops, cafes and take-aways close at hand on Sanderstead Road and Brighton Road. Purley Oaks Primary School - rated a s 'Good' by Ofsted in 2019 is literally just around the corner in Bynes Road also.

The ideal first home, or perfect for those trading up from a flat this lovely home is sure to prove popular with prospective purchasers and you should call the seller's sole agent Martin & Co Croydon now for an appointment to view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 728 sq ft - 68 sq m

Ground Floor Area 420 sq ft – 39 sq m

First Floor Area 308 sq ft – 29 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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