

FOR SALE



Mulgrave Road, Croydon

3 Bedrooms, 1 Bathroom, Upper Maisonette

Asking Price Of £450,000


MARTIN&CO



If inside and outside space, character and convenience are the most important criteria in your search for a new home then don't miss this superb split-level maisonette – it has everything you are looking for and more!

- Huge 1195sqft Split-Level Maisonette
- 15' Reception Room
- 13' Dining Room
- Modern Kitchen + Utility Room/WC
- Smart Bathroom + Separate Character WC
- Three Bedrooms
- Large Private Garden

Enjoying a sought-after and convenient setting, just a 10 minute walk from East Croydon Station, the property is arranged over the upper floors of this handsome period property, offering just under 1200sqft (111sqm) of accommodation and retaining many of its original features.

Access is via its own front door at street level leading to an entrance lobby with a rather grand turning staircase leading up to the first floor hallway. To the front is a light and airy living room with a wide bay window, a cast iron fireplace and bespoke cupboards with bookshelves above occupying the alcoves. Adjacent to the living room with the same sunny Westerly aspect is a separate modern kitchen, whilst at the rear of the property there is generous dining room with another fireplace – the perfect place for entertaining friends. The bathroom is also on the first floor, recently refitted in a contemporary style and there is a separate w/c with an interesting original wooden seat and surround.

Another turning staircase rises from the hallway to the second floor landing. The 14' master bedroom is beautifully decorated and has a further fireplace. There is a second, larger 15' double bedroom, a useful third bedroom - which makes an ideal office or nursery, and utility room/wc.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Externally the property benefits from a large private garden at the rear. A lawn provides an opportunity to get some grass between your toes, whilst the borders give the keen gardener chance to flex their green fingers. The patio area at the end would be the spot for a Summer sundowner and there is also a shed for storage.

Mulgrave Road lies within the Chatsworth Road Conservation Area and is within easy reach of the town centre, station, Tramlink, Fairfield Halls, Boxpark and pretty Park Hill Park with its tennis courts - originally part of the deer park of the Archbishops of Canterbury.

Call the seller's sole agent, Martin & Co Croydon now for an appointment to view!



Approximate Gross Internal Area 1195 sq ft - 111 sq m

Ground Floor Area 31 sq ft – 3 sq m

First Floor Area 601 sq ft – 56 sq m

Second Floor Area 563 sq ft – 52 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 mpart 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.

