

FOR SALE



Old School Place, Croydon
Asking Price Of £550,000

MARTIN&CO

Old School Place, Croydon

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- Town House
- Four Bedrooms
- Arranged Over 3 Floors
- No Chain
- Two Bathrooms

Beautifully presented 4-bedroom townhouse over 3 floors in a quiet cul-de-sac. Features 2 bathrooms, 3 WCs, modern finish, gas central heating, private garden, carport and off-road parking. No chain. Easy

Lovely four-bedroom townhouse arranged over three spacious floors, situated in the sought-after and peaceful Old School Place development. Offered to the market with no onward chain, this well-maintained family home features a modern finish, two bathrooms, three w/c's, and generous living accommodation.

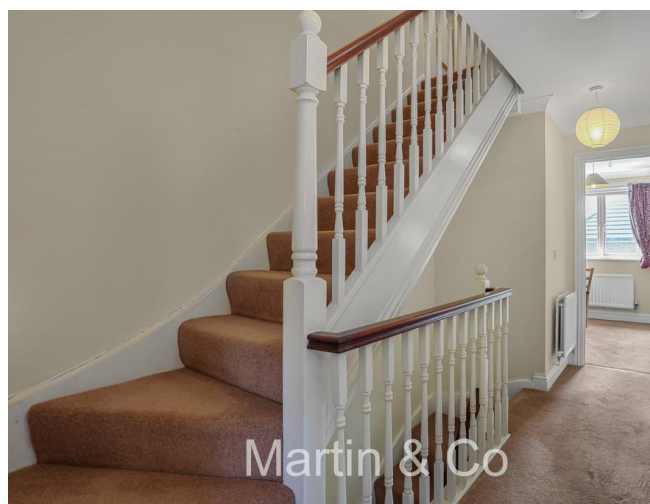
Further benefits include gas central heating, a private rear garden, a carport with additional off-road parking, and a quiet cul-de-sac setting ideal for families. Conveniently located within easy walking distance of Waddon Station and Duppas Hill Recreation Ground, with excellent transport links and local amenities close by.



Early viewing is highly recommended.



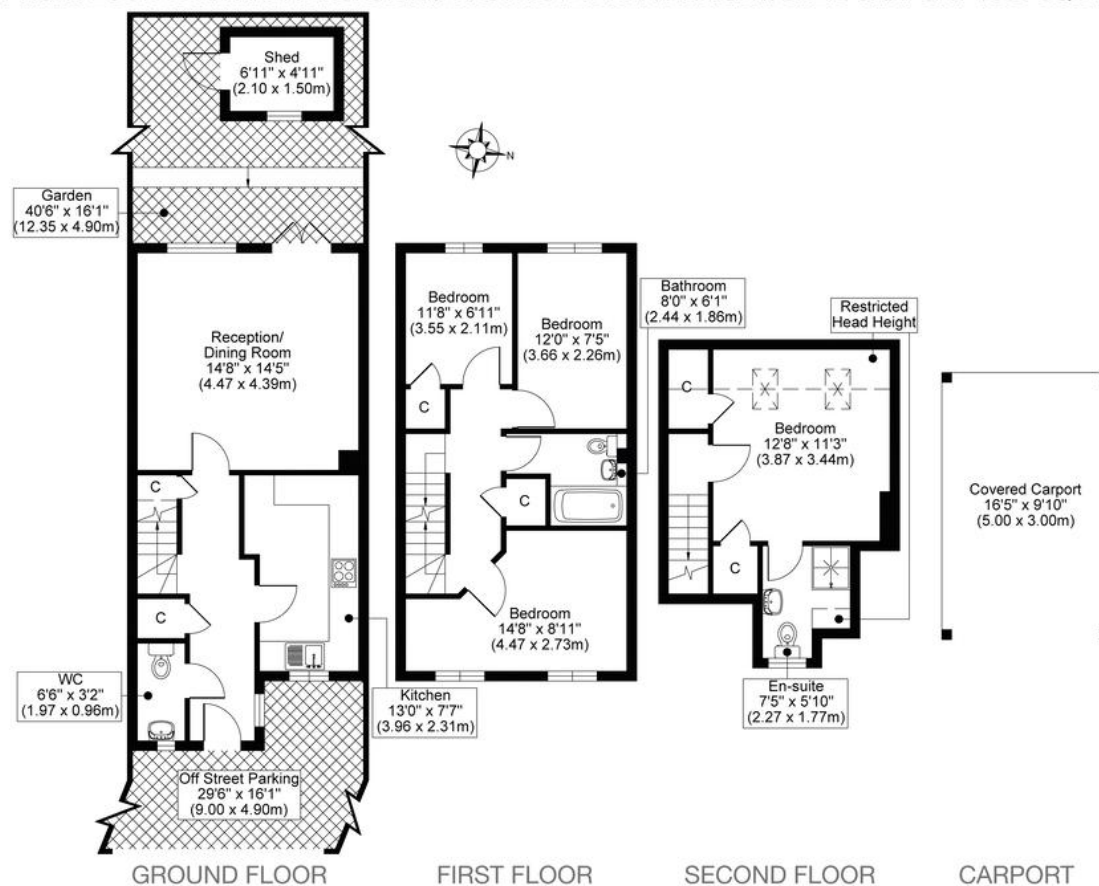
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OLD SCHOOL PLACE, CR0

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT/SHED/CARPORT 1329 SQ.FT (123 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT/SHED/CARPORT 1056 SQ.FT (98 SQ.M)



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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 form 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.