

**FOR SALE**



Martin & Co



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**Blenheim Park Road, South Croydon, CR2 6BJ**

**A Lovely First Floor Flat with Two Bedrooms**

**Asking Price Of £350,000**

**MARTIN&CO**



**Blenheim Park Road,  
South Croydon, CR2 6BJ**  
2 Bedrooms & 1 Bathroom  
**Asking Price Of £350,000**

- **Lovely First Floor Flat**
- **Large 15' x 15' Reception Room**
- **Eat-In Kitchen**
- **Two Bedrooms**
- **Private Balcony**



On the first floor of a handsome bay-fronted period-built property, this delightful flat ticks all the boxes and would make a fantastic first purchase, in our opinion.

The flat is approached via the main front door of the building, which leads to an entrance lobby with stairs rising to the first floor and the flat's own front door. A U-shaped entrance hall joins the principal rooms which face the front and rear of the bedroom and provides a good space between the two bedrooms, allowing privacy for those thinking of sharing the purchase, or renting out a room.

The lovely living room - a large 15' x 15' in size – has many original character features, including a stunning period-style fireplace and provides plenty of space for relaxing or entertaining. This room faces West and the large bay with its decorative stained and leaded transoms allows the evening sun to come flooding in. The spacious fitted kitchen on the other hand faces East, at the rear of the property and has generous worktop space as well as ample room for a breakfast table, perfect for morning croissants or a cosy supper. The main bedroom is also at the rear, has a built in double wardrobe and a door leading to the private balcony whose leafy aspect affords an ideal spot to enjoy a morning cuppa, or a quiet evening after a long day. A second bedroom also has a built in wardrobe. Last, but by no means least is the fully tiled modern bathroom which has under floor heating for those chilly winter mornings. Additional features include gas heating and double glazing, for year-round comfort.

Situated close to Purley Oaks Station, commuting into central London is made easy. For outdoor leisure, Haling Grove's Green Flag parkland is just a stroll away, perfect for your morning constitutional. A range of local shops and other amenities, including very



regular bus services are nearby, along Brighton Road. For those with a car, parking is unrestricted outside and in the surrounding roads.

Offered for sale with a long lease and together with a share of the freehold, which ensures low outgoings, this property really must be seen. Call Martin & Co Croydon now for an appointment to view!

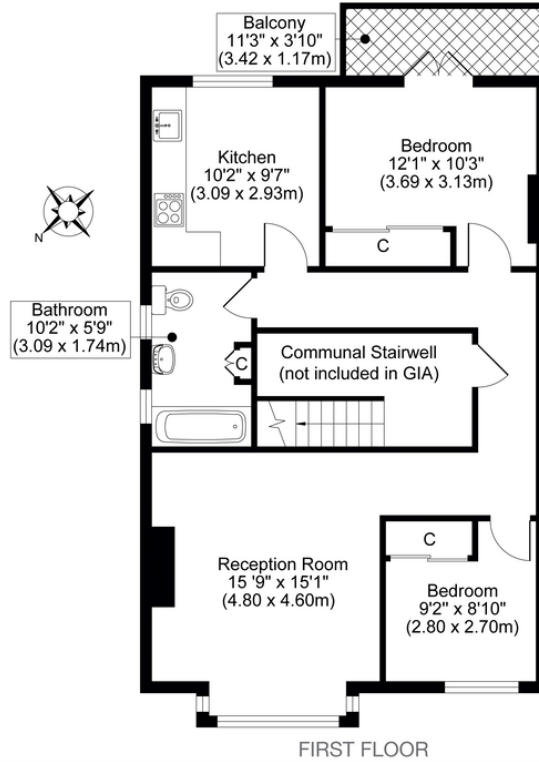




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BLLENHEIM PARK ROAD, SOUTH CROYDON, SURREY, CR2  
TOTAL APPROX FLOOR PLAN AREA 689 SQ.FT (64 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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## Martin & Co Croydon

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