



Guide Price £350,000 Freehold

For Sale

Rental Yield: 4.11%

Napier Road, South Croydon



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Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. Sonic / Laser Tape: All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. Services Not tested: The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. All Measurements: All Measurements are Approximate. 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.

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A 2 Bedroom Semi-Detached House

## CHARACTER & CHARM!

The handsome flint faced exterior gives this semi-detached Victorian cottage great kerb-appeal but step inside and you won't be disappointed.

The property has a porch, a reception room with feature fireplace, large kitchen/diner, spacious bathroom/wc, 2 double bedrooms and benefits from gas heating and a sunny South facing garden.

Sanderstead and Purley Oaks Stations are just 10 minutes walk away.

- Semi-Detached Cottage
- 2 Double Bedrooms
- 10 Minutes to Choice of Stations
- Reception Room
- Eat-In Kitchen
- Spacious Bathroom
- Sunny South-Facing Garden
- Gas Heating
- View Today!



GROUND FLOOR  
APPROX. FLOOR  
AREA 339 SQ.FT.  
(31.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 243 SQ.FT.  
(22.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. www.darrylfoxphotography.co.uk  
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