



Guide Price £525,000 Freehold

For Sale

Brighton Road, South Croydon, CR2.



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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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4 Bedroom Semi-Detached House

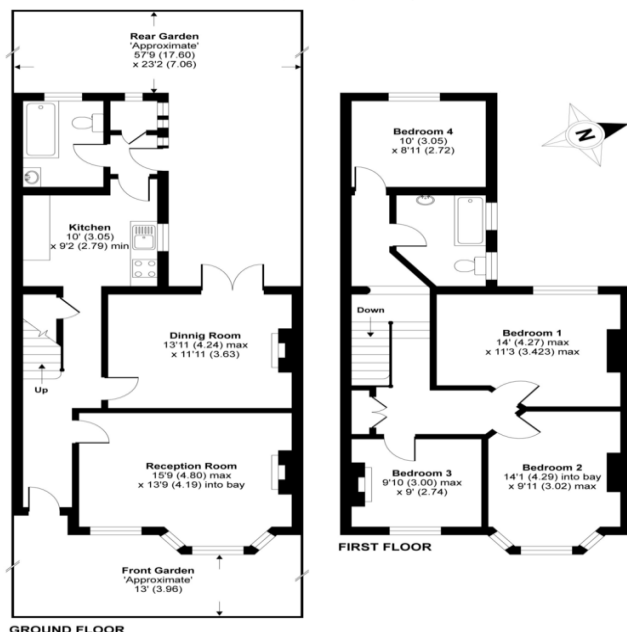
A well cared for and spacious 4 bedroom 2 bathroom end of terrace Victorian family house, located between Sanderstead & South Croydon Stations. Occupied by the same family for over 40 years, this property offers wider than average rooms with tall ceilings, comprising 2 receptions rooms, kitchen and a bathroom on the ground floor, 4 bedrooms and a second bathroom on the first floor. With the added benefit of a mature west facing 57' + secluded rear garden and hard standing to front, suitable for a medium sized car.

MUST BE SEEN INTERNALLY! SOLE AGENT!

- END OF TERRACE
- 4 BEDROOMS
- 2 BATHROOMS
- 2 RECEPTIONS ROOMS
- TALL CEILINGS
- SAME FAMILY FOR 40 + YEARS
- WEST FACING MATURE GARDEN
- PARKING TO FRONT



Brighton Road, South Croydon, CR2
APPROX. GROSS INTERNAL FLOOR AREA 1366 SQ FT 126.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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