



Guide Price £500,000 Freehold

For Sale

Rental Yield: 3.84%

Aberdeen Road, Croydon CR0 1EQ



www.martincolondon.com

MARTIN&CO

0208 688 8565

croydon@martinco.com

145 Brighton Road, South Croydon, Surrey, CR2 6EF

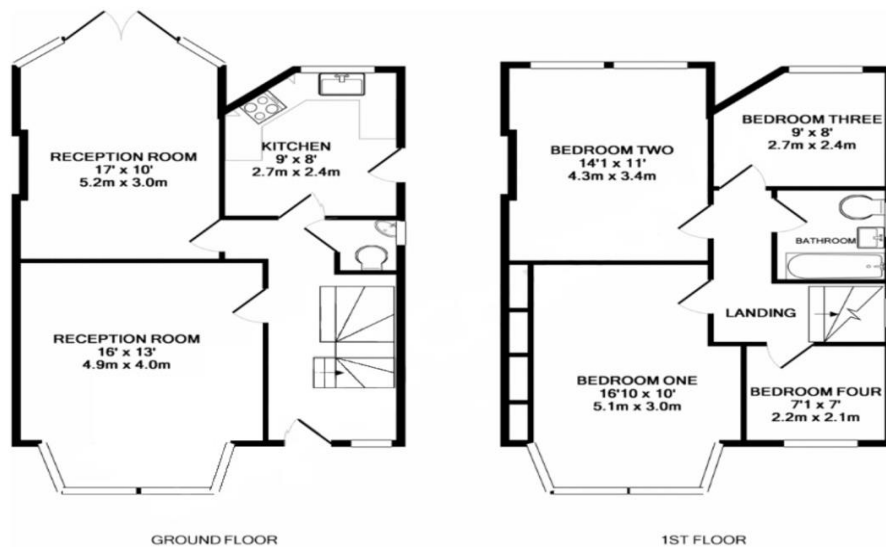
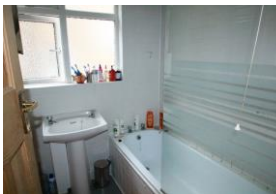
Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. 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.

For Sale - Guide Price £500,000 Freehold

Four Bedroom Semi-Detached House

A Substantial Semi-Detached House. Situated in a highly popular location adjacent to Croydon's burgeoning "Restaurant District". Comprising 4 bedrooms, two light and airy receptions, a modern fitted kitchen with some built-in appliances, downstairs guest WC, modern white bathroom suite and verdant, rear garden. South and East Croydon stations are within ease of reach as are local bus routes, a variety of local shops and services and of course Croydon town centre with its myriad of shopping and leisure facilities. Offered to the market CHAIN FREE and with scope to augment or remodel to the new owner's specification STPP.

- SPACIOUS SEMI-DETACHED HOUSE
- POPULAR SOUTH CROYDON LOCATION
- TWO RECEPTION ROOMS
- SOUTHERLY FACING GARDEN
- FOUR BEDROOMS
- WHITE BATHROOM SUITE
- DOWNSTAIRS GUEST WC
- MATURE REAR GARDEN



www.martincolondon.com

MARTIN&CO

0208 688 8565

croydon@martinco.com

145 Brighton Road, South Croydon, Surrey, CR2 6EF

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.