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BOND & SHERWILL



Church Road

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting bid £375,000
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Occupying a corner plot within good proximity to Central Croydon this extended two/three-bedroom, semi-detached property is perfect for anyone who wants to live in a vibrant and popular area with their own garden.

The interior comprises two first-floor bedrooms, bathroom, good-size dual-aspect lounge/diner, shower room, kitchen and utility room as well as a room on the ground-floor which can be used either as an additional reception room or as a third bedroom. In addition to the good-size rear garden this property also features off-street parking to the front.

Church Road is within good proximity to Central Croydon, which offers a range of transport options including West & East Croydon Railway Stations providing swift and easy access into a range of railway stations including London Overground services, London Bridge, London Victoria, St. Pancras International, Kings Cross, Gatwick Airport & Brighton. Tramlink can be used to access Wimbledon & Beckenham Junction, while there are also many local bus routes across Central Croydon. Central Croydon also offers lots of shopping opportunities, bars, restaurants, gyms and other leisure facilities. Local schools include Howard Primary School.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Entrance

The entrance includes glass-panel front door, leaded-light effect window, picture rail and tiled floor.



Shower Room

The shower room includes low-level W.C, vanity unit incorporating wash-hand basin, leaded-light effect window, partially-tiled walls, radiator and shower enclosure with electric shower.

Lounge/Diner

The lounge/Diner is dual-aspect & includes leaded-light effect window, internal leaded-light effect window, two radiators, double-glazed leaded-light effect window, double-glazed internal window, wood floor and stairs ascending to first-floor.



Kitchen

The kitchen includes wall & base level units with work surface area, one & a half bowl sink with drainer, space for oven, four-ring gas hob with extractor hood, partially-tiled walls, single-casement double-glazed internal window, space for washing machine, radiator and double-glazed glass-panel door to utility room.



Utility Room

The utility room includes double-glazed glass-panel door to rear garden.

Bedroom Three/Reception Room

Bedroom three/reception room includes single-casement double-glazed window and coved ceiling.



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Garden Room

The garden room includes wall-mounted Valiant boiler, double-glazed sliding doors to rear garden, tiled floor and coved ceiling.

Landing

The landing includes loft hatch.

Bedroom Two

Bedroom Two includes single-casement double-glazed window.

Master Bedroom

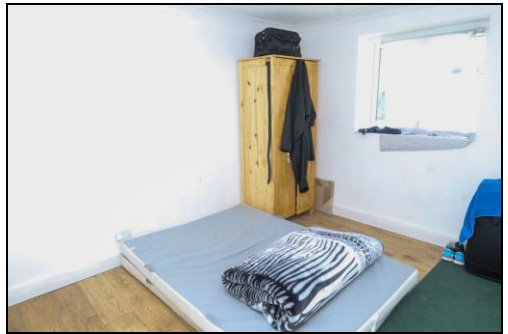
The master bedroom includes double-glazed leaded-light effect window, radiator and picture rail.

Bathroom

The bathroom includes panel-enclosed bath with shower hose attachment, vanity unit incorporating wash-hand basin, mostly-tiled walls, single-casement double-glazed window, extractor fan, low-level W.C with dual-flush and coved ceiling.

Rear Garden

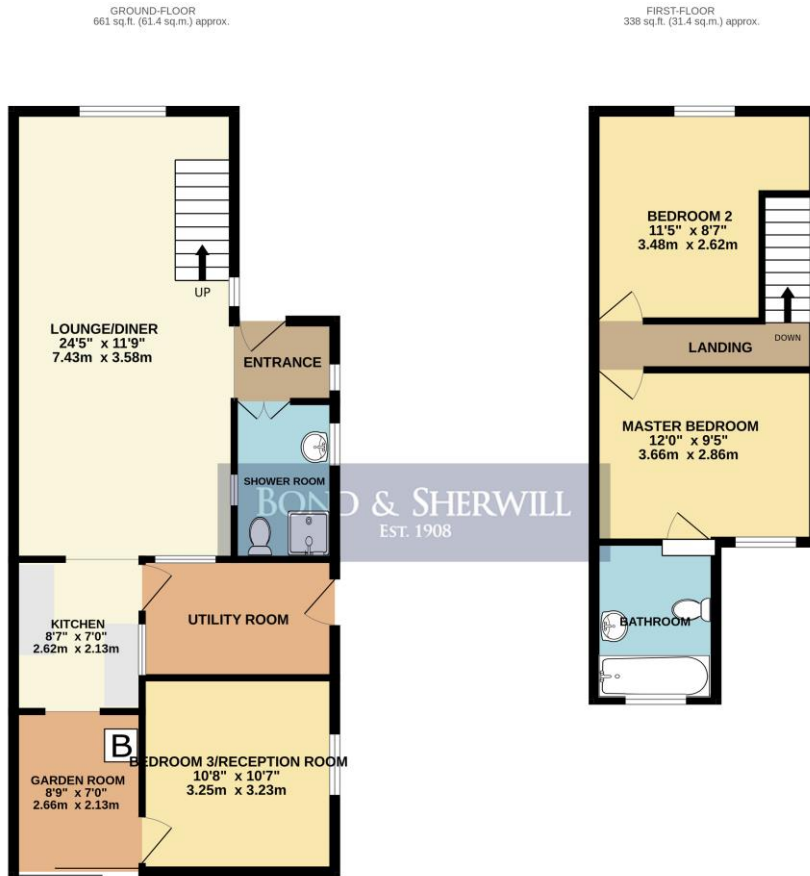
The rear garden is partially laid to lawn.



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TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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