



Coombe Road, Croydon

A SUPERBLY PRESENTED first floor conversion flat with 2 DOUBLE BEDROOMS close to SOUTH CROYDON STATION and TRAMLINK at lovely Lloyd Park. The property has a hallway, a large 21' reception room, a modern fitted kitchen, modern bathroom, and benefits from gas central heating, double glazing, allocated parking, and a long lease - CALL US NOW FOR AN APPOINTMENT TO VIEW!,

£350,000

- First Floor Conversion Flat
- Large 21' Living Room
- 2 Double Bedrooms
- Modern Kitchen & Bathroom
- Gas Heating



Property Description

Don't miss this superbly spacious and beautifully presented first floor conversion flat forming part of a handsome bay-fronted Victorian house in a sought after setting close to South Croydon Station and the Tramlink stop at Lloyd Park. Tastefully decorated by the current resident owners, the property affords an entrance hall, a large 21' x 11' reception room, a modern fitted kitchen, two double bedrooms and a modern bathroom/wc with white suite. Features to note include gas central heating, double glazing and loft storage. Externally the property has its own small lawned area at the rear and benefits from an allocated parking space plus additional visitor parking. East Croydon Station, the popular Restaurant Quarter with its range of bars and eateries as well as the excellent shopping facilities of the Town Centre are all also within Easy reach.

ENTRANCE HALL

RECEPTION ROOM

21' 6" x 11' 9" (6.55m x 3.58m)

KITCHEN

9' 6" x 8' 7" (2.9m x 2.62m)

BEDROOM 1

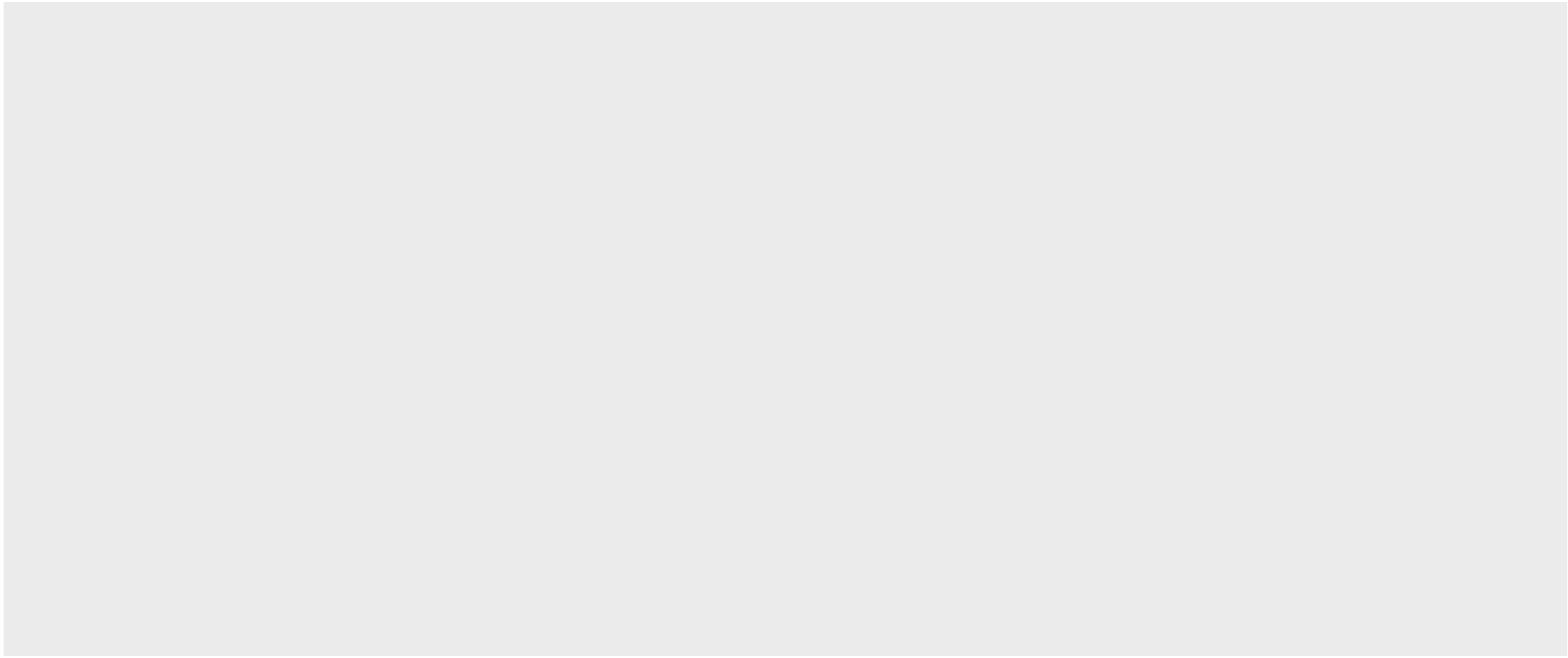
14' 3" x 11' 6" (4.34m x 3.51m)

BEDROOM 2

13' 9" x 6' 10" (4.19m x 2.08m)

BATHROOM

OFF ROAD PARKING



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

145 Brighton Road

South Croydon

Surrey

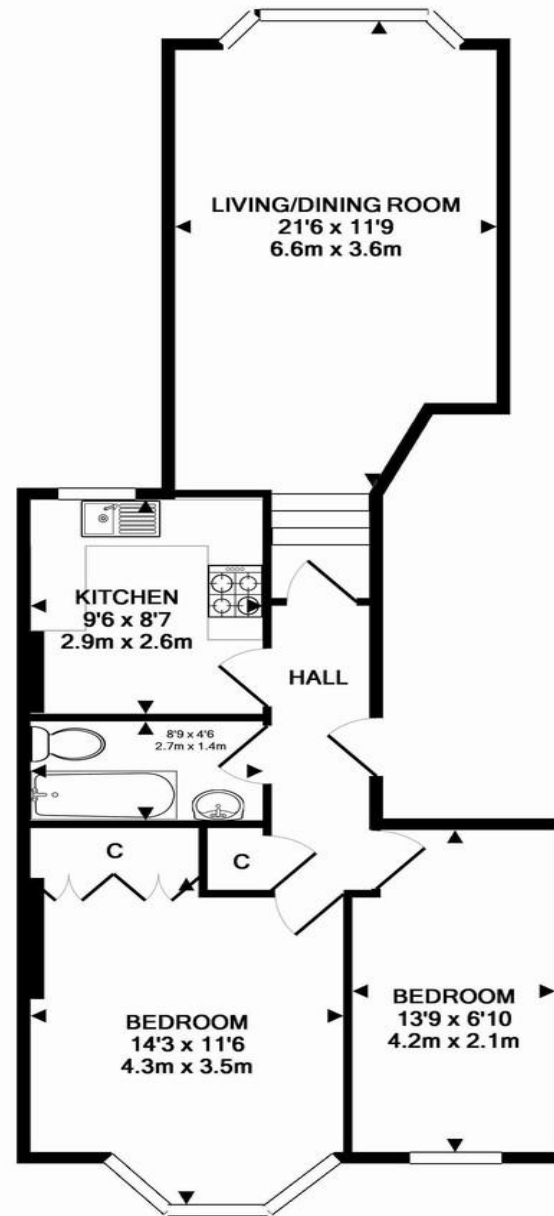
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.4 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.darrylrixonphotography.co.uk
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