



Croydon Road, SE20
£425,000

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In general

- Two bedroom garden maisonette
- Separate outbuilding / home office
- Stunning rear garden
- Off street parking
- A share of the freehold
- Convenient location

In detail

An exceptionally well presented and much upgraded two double bedroom ground floor garden maisonette well placed for transport links and amenities.

The space is accessed via a private entrance and benefits from engineered oak flooring throughout, complimented by tasteful décor and a separate dining area which is positioned next to a modern kitchen, with plenty of storage. Much thought has gone into the finish, including voice controlled conveniences and a wired speaker system - ideal for those seeking a fresh and immediately enjoyable new home. There are two private outside areas including a front courtyard and a stunning landscaped rear garden with a decked seating area and lots of mature planting, allowing for bursts of colour throughout the year. Another key feature is a separate outbuilding with power and light which is perfect for home working and extra room for storage. Other notable features include a share of the freehold, off street parking, and a windowed bathroom with white sanitary ware.

This location enables ease of access Birkbeck and Norwood Junction rail links which runs an 11 minute fast service to London Bridge. Also, parkland and shopping options within the vicinity and the High Street.

A likely popular market offering which should be seen to be appreciated.

EPC: D | Council Tax Band: C | Lease: 993 years remaining | SC: As & When | GR: £5.50pa | BI: £445pa

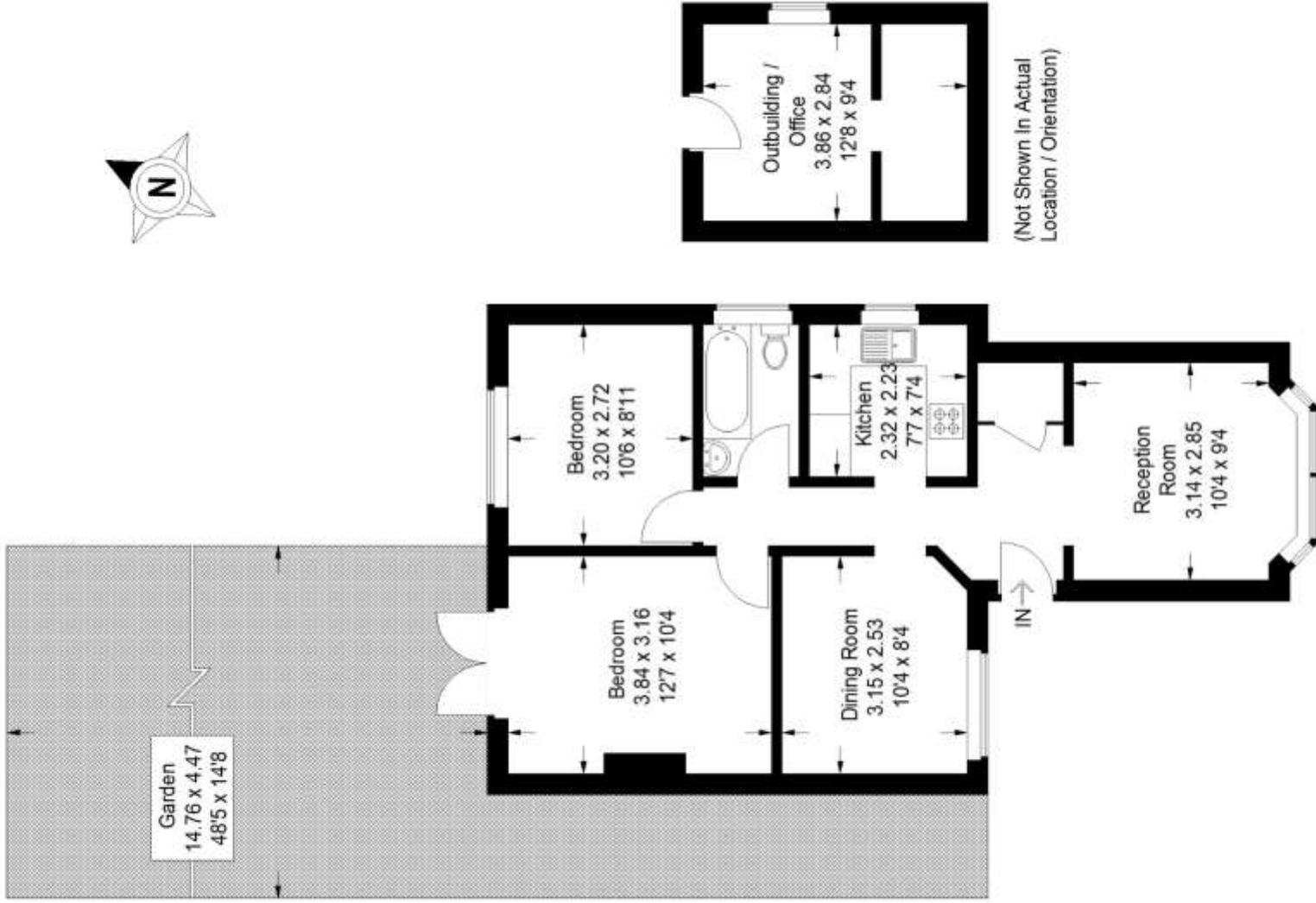


Floorplan

Croydon Road, SE20

**Approximate Gross Internal Area
58.8 sq m / 633 sq ft**

**Outbuilding / Office = 11.1 sq m / 119 sq ft
Total = 69.9 sq m / 752 sq ft**



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		47 D	75 C

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