



Eland Road, Croydon

Newly refurbished two-bedroom mid-terraced house with impressive kitchen and private garden

ESTATE & AGENT

— Tailored, local and personal —

Eland Road, Croydon, CR0

Guide Price £350,000, Freehold

We are delighted to offer to the market this refurbished two-bedroom mid-terraced house with impressive kitchen and private garden. The property benefits from an extensive programme of refurbishment in 2020 and offers buyers an opportunity to purchase a home ready to move in and enjoy straight away.

This welcoming and very well presented accommodation briefly comprises: living room, leading onto an impressive open plan kitchen/diner extension with attractive high gloss fitted wall and base units with a good selection of cupboards and storage, two under-stairs cupboards providing further convenient storage, sky light letting in lots of natural light, integrated cooker and hob with extractor hood, space and plumbing for a full size dishwasher, space and plumbing for a full size washing machine and space for a fridge/freezer, door to the rear of property and a refitted contemporary bathroom/wc with a white three piece suite and attractive tiling. To the first floor, there is a small landing area with loft hatch and two evenly sized double bedrooms, one with a period feature fireplace and one with a storage cupboard. The property benefits from new flooring and carpets throughout, replastered and freshly decorated walls, Upvc double glazing, newly installed gas fired central heating with combination (combi) boiler, updated electrics, and boasts a good energy rating (EPC) of C.

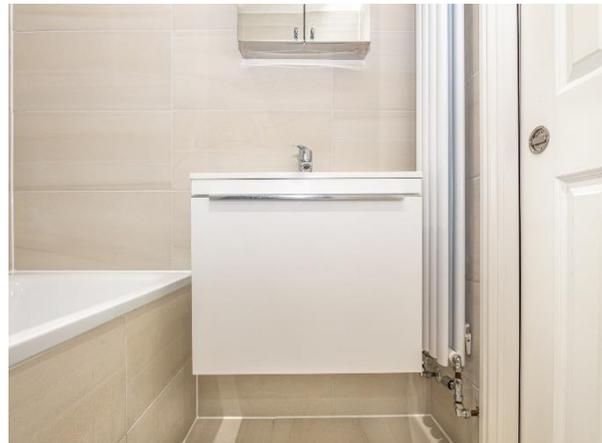
Externally to the front of the property there is residents on-street permit parking and to the rear of the property there is a private enclosed courtyard garden with flagstones. Eland Road is conveniently located on a quiet residential street within walking distance to Wandle Park Tram Station with connections to East Croydon (also within walking distance) with fast train services to London Bridge via Clapham Junction. Croydon town centre is on hand providing a variety of local shops and amenities including Box Park. The property would be ideally suited to a first-time buyer/investor with viewing coming highly recommended.

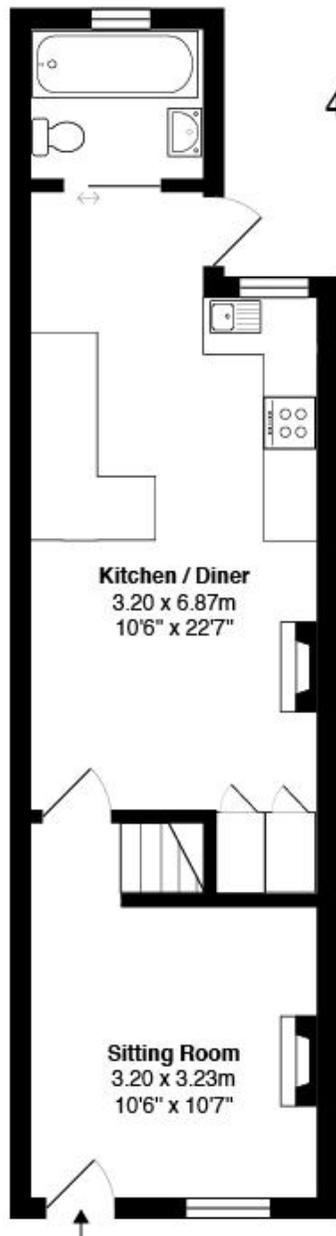


- Newly refurbished in 2020
- Period feature fireplace
- Two double bedrooms
- Newly fitted kitchen
- Contemporary bathroom
- Newly installed boiler
- On-street parking
- Garden
- Walking distance to Wandle Park
- Ready to move in straight away



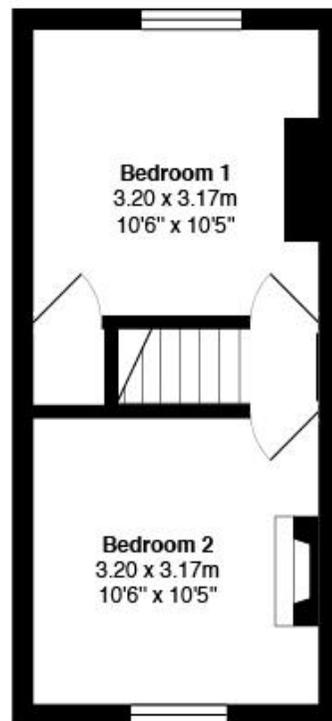
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			91
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	





43 Eland Road, Croydon

Total Area: 61.8 m² ... 666 ft²



All measurements are approximate
and for display purposes only

Viewing strictly by
appointment via
Estate and Agent

CONTACT

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