

A three-story Victorian-style brick house with a red door and white window frames. The house features a central arched entrance and large bay windows on either side. The brickwork is a mix of light and dark tones. The roof is dark with white decorative brackets under the eaves. The sky is blue with some clouds.

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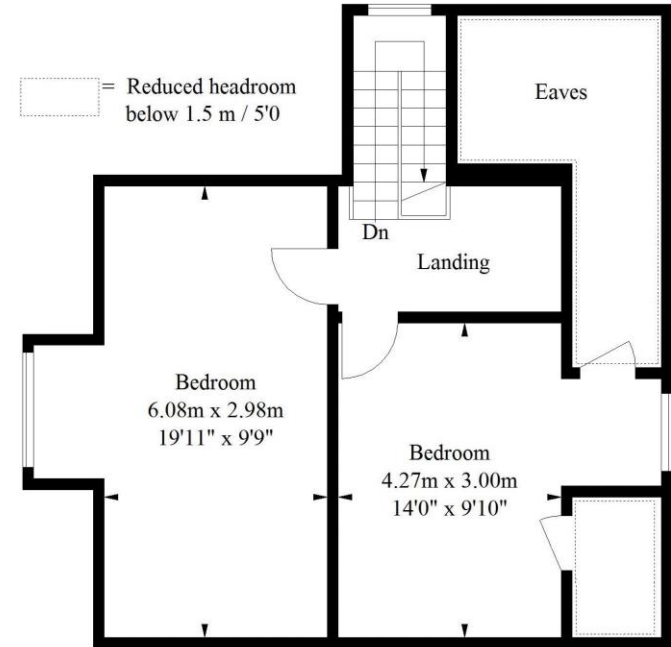
OVAL ROAD, EAST CROYDON

GUIDE PRICE £310,000

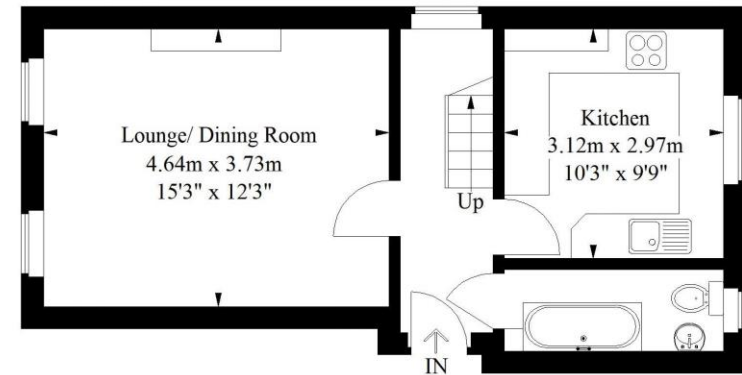


Oval Road, East Croydon

Approximate Gross Internal Area (Excluding Eaves)
83.5 sq m / 899 sq ft



Second Floor = 46.8 sq m / 504 sq ft



First Floor = 36.7 sq m / 395 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ SPLIT LEVEL CONVERSION FLAT
- ❖ TWO DOUBLE BEDROOMS
- ❖ LARGE LIVING ROOM & SEPARATE KITCHEN
- ❖ LONG LEASE
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ NO ONWARD CHAIN
- ❖ OFF ROAD PARKING FOR ONE CAR
- ❖ PRESTIGIOUS PERIOD BUILDING

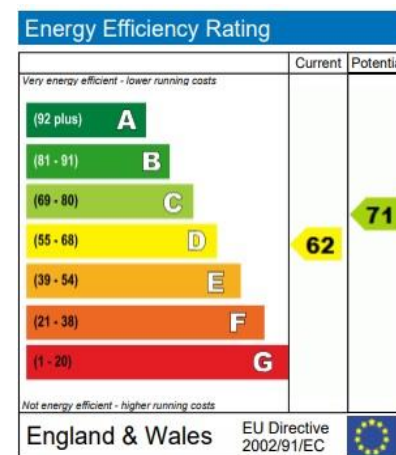


A well presented two double bedroom split level conversion flat situated within this highly desirable residential road, conveniently located only 0.3 miles from East Croydon train station which offers direct services to London Bridge (16 minutes) & Victoria (18 minutes) train stations, along with tram connections to Wimbledon.

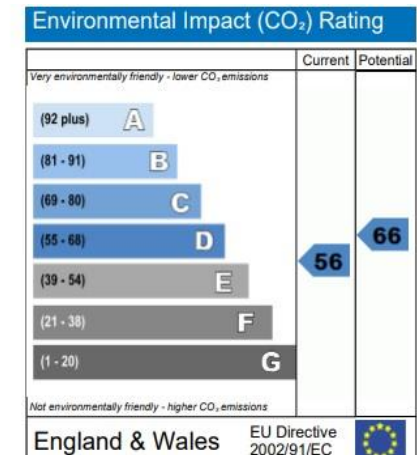
Forming part of this prestigious period building the property boasts almost 900 sqft of floor space, benefits from a long lease, off road parking for one car, well proportioned rooms, and is available with no onward chain.

The accommodation comprises two large double bedrooms, a spacious lounge/dining room, a landing with enough room for a study area, ample eaves storage, a fitted kitchen and a three piece white bathroom suite.

Furthermore, this property sits within half a mile of Croydon town centre with its plethora of shops, supermarkets & restaurants, and is a short distance away from the recently built Box Park complex with its variety of bars & eateries. We feel this property would prove to be a perfect first time buy, especially for those looking to commute into central London.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.