



38 Napier Road, South Croydon, Surrey, CR2 6HG

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FOR SALE

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South Croydon
Surrey CR2 6HG

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Offers in Excess of £400,000

Description

A well-presented three bedroom semi detached house boasting 991 square feet internally with driveway and private garden conveniently located for a mix of stations providing easy access to London. EPC Rating D. Council Tax Band C.

Accommodation

The property briefly comprises of large open plan reception room, modern refitted kitchen with plenty of storage, study/storage area, three bedrooms and downstairs four piece family bathroom. The rear garden offers low maintenance with artificial lawn and patio area, there is also off street parking on the private driveway.

Location

Situated on Napier Road near to a number of stations offering regular links into London. There are also several bus routes in close proximity along with local shops and Croydon's nearby 'Restaurant Quarter' as well as Boxpark in East Croydon.



Napier Road, CR2

Approximate gross internal area
92.06 sq m / 991 sq ft



Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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