



63 Epsom Road, Croydon, CR0 4NB



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£475,000

Cromwells
ESTATE AGENTS



63 Epsom Road

Croydon, CR0 4NB

A fantastic opportunity to acquire this truly spacious 3 bedroom semi detached house in need of modernisation but conveniently offered with no chain. Benefits include 2 large receptions, fitted kitchen, ground floor WC, conservatory, large first floor bathroom, central heating, mostly double glazed, good size garden, garage and scope for further extensions (STC). We hold keys.

Located for easy access to multiple transport links, popular schools, Purley Way retail outlets, Wandle Park, Duppas Hill Recreation Ground, Croydon Town Centre and much more. EPC rating D. Council tax band D.



Accommodation
Enclosed Porch.

Front door.

Hallway.

Reception 1: 15'6 x 12'5 max

Reception 2: 13'2 x 11'2

Kitchen: 9'9 x 8'10 max

Conservatory: 10'6 x 7'11 max. Door to WC



Landing:

Bedroom 1: 15'9 x 11'7

Bedroom 2: 13'2 x 9'9

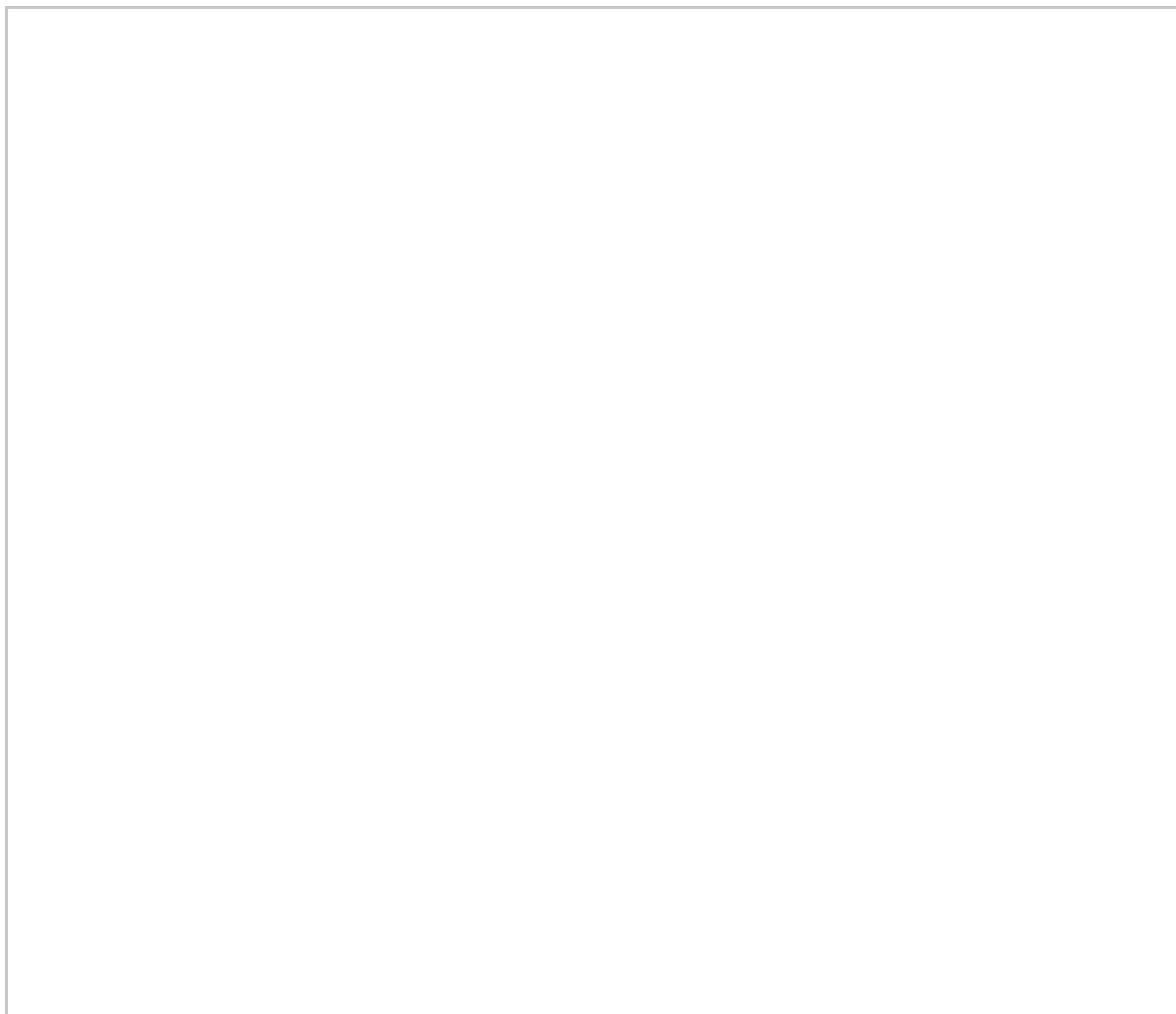
Bedroom 3: 8'3 x 7'10

Bathroom: 9'5 x 7'10

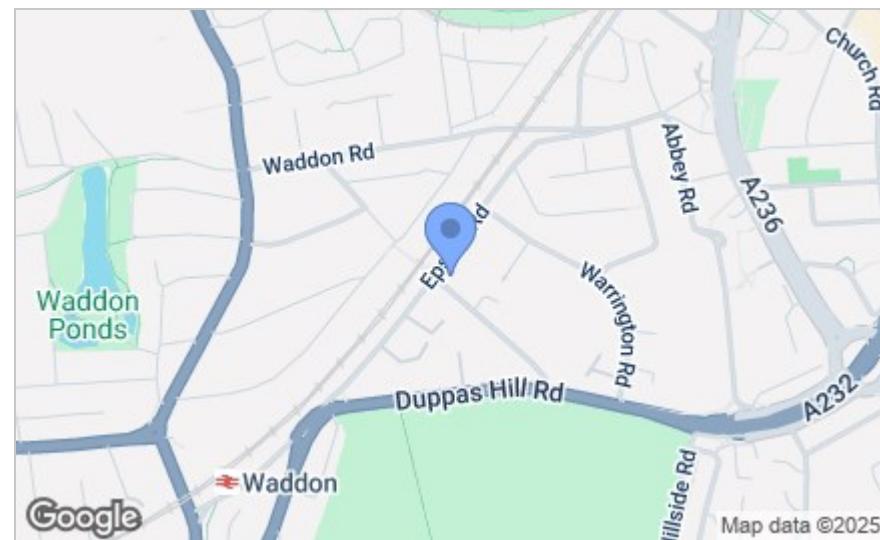
Garden: 40Ft approx. Side and rear access.

Garage and vehicle access to rear.

Floor Plan

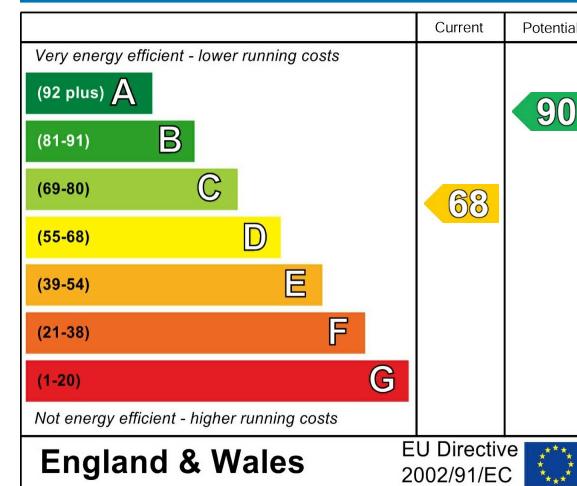


Area Map



Energy Efficiency Graph

Energy Efficiency Rating



Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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