



24 Dering Road
Croydon, CR0 1DS

Guide Price £450,000



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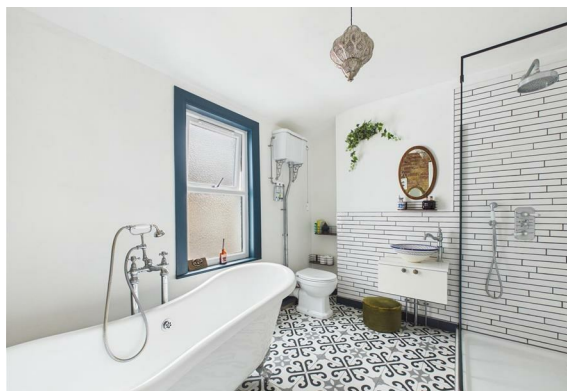
Positioned on a popular one way residential road, this stylishly refurbished two bedroom semi detached Victorian home offers a superb balance of character and contemporary living, just moments from the vibrant South End with its range of restaurants, bars and amenities.

The property has been thoughtfully updated by the current owners, creating a warm and inviting home that blends period charm with modern finishes. A spacious through reception room provides a versatile living and dining environment, enhanced by bay windows and original features, while to the rear an extended kitchen dining space opens out via bifold doors onto the garden, making it ideal for both everyday living and entertaining.

Upstairs, the property continues to impress with a generous four piece family bathroom featuring a roll top bath and separate walk in shower, alongside two well proportioned bedrooms, including a particularly spacious principal bedroom and a second double bedroom.

Externally, the garden is well maintained and offers a patio area leading onto lawn, with the added benefit of side access.

Dering Road is conveniently located for excellent transport links, with South Croydon station approximately 0.5 miles away and both East Croydon and West Croydon within comfortable walking distance. Frequent bus routes are also close by, providing easy access into Croydon and beyond.





Entrance Hall
12'7" x 3'0" (3.86m x 0.92m)

Living Room
10'11" x 11'8" (3.33m x 3.56m)

Dining Room
11'0" x 9'10" (3.36m x 3.00m)

Hallway
11'1" x 2'5" (3.38m x 0.74m)

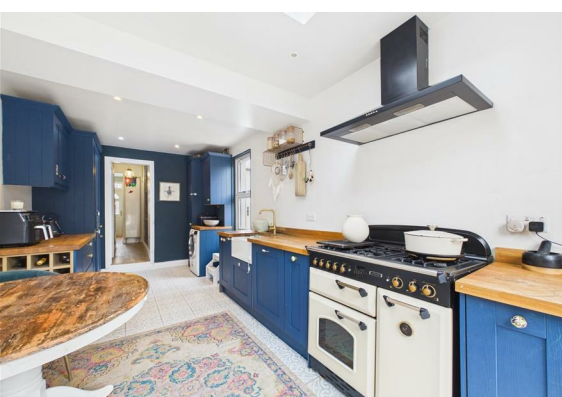
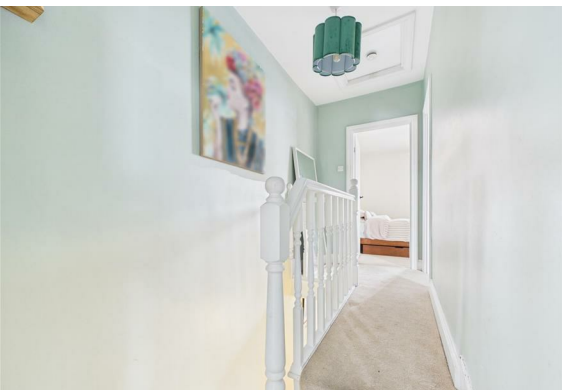
Kitchen/Diner
18'7" x 8'11" (5.67m x 2.72m)

Landing
7'9" x 4'9" (2.38m x 1.47m)

Bedroom
10'10" x 14'10" (3.31m x 4.54m)

Bedroom
11'2" x 9'10" (3.41m x 3.01m)

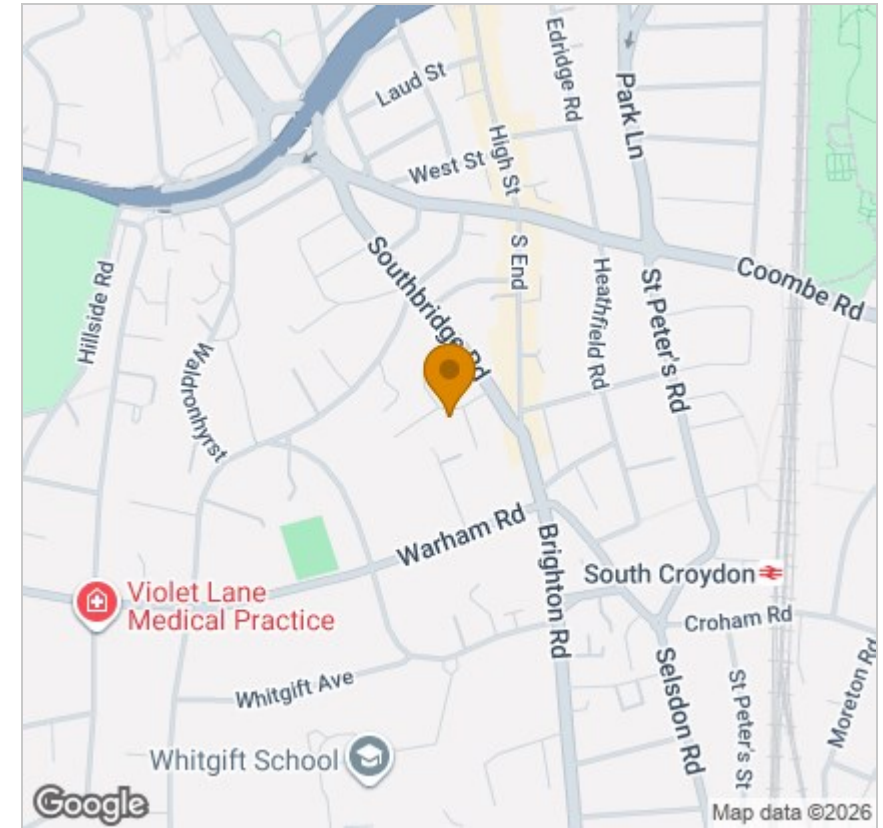
Bathroom
9'7" x 8'9" (2.94m x 2.68m)



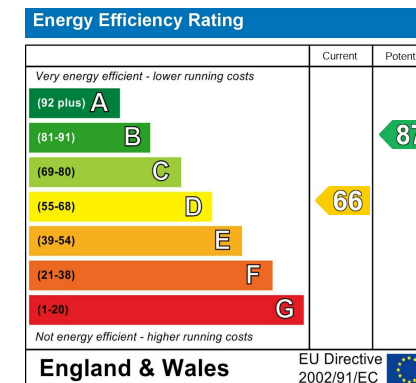
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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