



54 Sanderstead Road, South Croydon, Surrey, CR2 0PA

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Offers in Excess of £400,000

### Description

An extremely well presented two-bedroom terraced house convenient for local transport links, EPC Rating C, Council Tax Band D

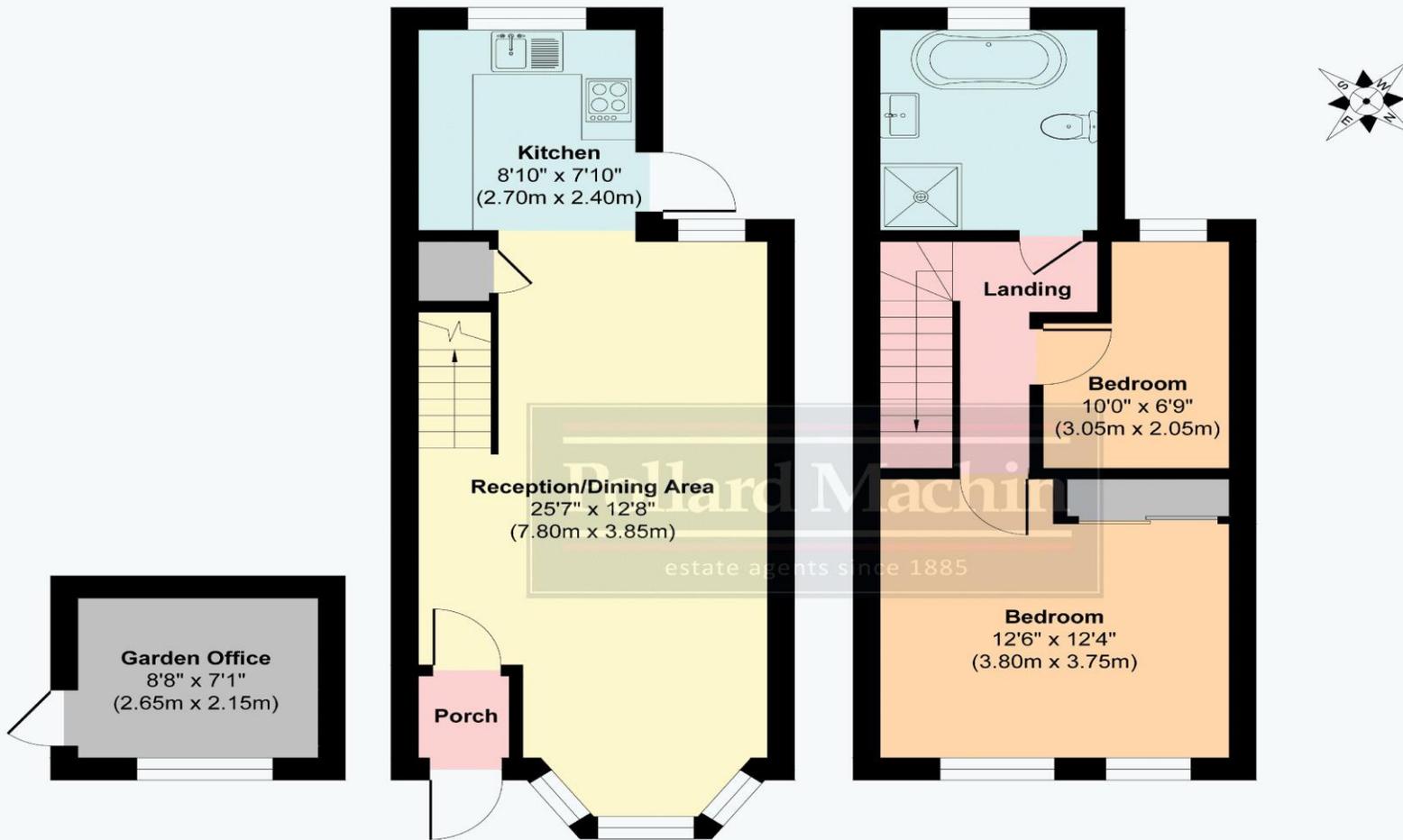
### Accommodation

An ideal first time buy or investment opportunity and ready to move in to is this two- bedroom period house. The accommodation briefly comprises an impressive 25ft lounge/dining room, separate kitchen, two good size bedrooms and an upstairs modern bathroom which features a shower and bath. The garden is flat and mainly laid to lawn.

### Location

Located along Sanderstead Road towards the Brighton Road being convenient for Purley Oaks Primary School together with a choice of senior schools, Purley Oaks and Sanderstead stations with good connections to both London Bridge and Victoria, bus services along the Brighton Road, local park and a choice of tennis, golf and cricket clubs.





**Outbuilding**

**Ground Floor**  
**Sanderstead Road, South Croydon, CR2**

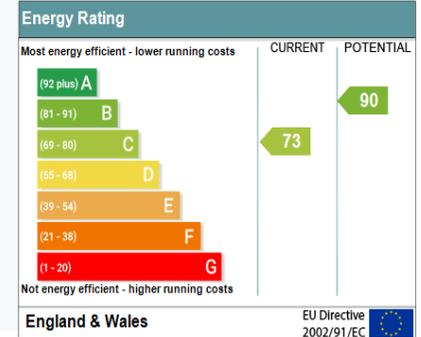
**First Floor**

**Approx. Gross Internal Area 764.2 sq. ft / 71 sq. meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

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Viewings Strictly by Appointment Only

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