



PRICE £500,000 FREEHOLD

63 TEMPLE ROAD, SOUTH CROYDON, SURREY, CR0 1HW

ShineRocks
PROPERTY AGENTS

A character period, three bedroom semi detached family residence, located in a quiet central Croydon street, within a short walk of South Croydon station, Croydon town centre and East Croydon station. The property is beautifully presented, with high ceilings and fireplaces in both main ground floor living rooms.

THE ACCOMMODATION COMPRISES: COVERED PORCH, ENTRANCE HALL, LIVING ROOM WITH FIREPLACE, FITTED KITCHEN/BREAKFAST ROOM WITH FIREPLACE, STAIRS TO FIRST FLOOR LANDING, THREE BEDROOMS, FAMILY BATHROOM.





DESCRIPTION A charming and attractive three bedroomed semi detached period family home, located in a sought after quiet road within walking distance of both East Croydon and South Croydon stations, Park Hill Primary and Infants school. The property is well maintained having been recently updated and decorated. Covered porch, bright entrance hall, living room with bay window and period fire place, large well planned double aspect kitchen/ breakfast room with integrated units and double butler sink, French doors to rear patio. Staircase to spacious landing with airing cupboard and access to loft. Bedroom one overlooking rear garden, two further bedrooms, recently fitted bathroom with two piece white suite comprising panel enclosed bath with shower over, inset hand wash basin, with storage below. Separate WC with 1/2 wood panelled walls and ceramic tiled floor. Front garden with side access to rear patio and fully fenced garden.

AMENITIES Located within 10-15 minutes walking distance of Croydon town centre and East Croydon main line station serving London Bridge and Victoria within 22/23 minutes. Also within 3-5 minutes walk of South Croydon station and South Croydon's restaurant quarter. The house is close to Lloyd Park giving access to recreational pursuits as well as a pleasant walk to Lloyd Park Tram Stop. Croydon Town Centre offers excellent shopping facilities to include The Whitgift Centre and Centrale. There is also a good selection of high achieving private and state schools in the area to include Park Hill Primary and Infants within walking distance. Others schools include Trinity, Whitgift, Coloma, Old Palace and Royal Russell to name but a few. Gatwick Airport is within easy reach, as well as excellent connections to both the M25/M23 and Brighton.

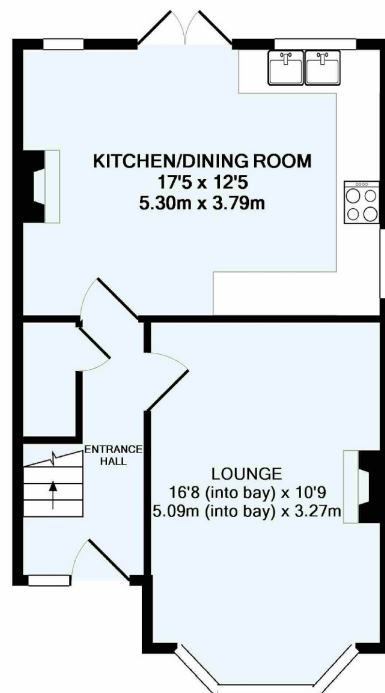
OUTSIDE FRONT GARDEN: Pretty front garden bordered by mature hedging, with gated side access to rear garden.

REAR GARDEN: Accessed through French doors from the kitchen/breakfast room rear patio, with steps leading up to fully fenced rear garden.

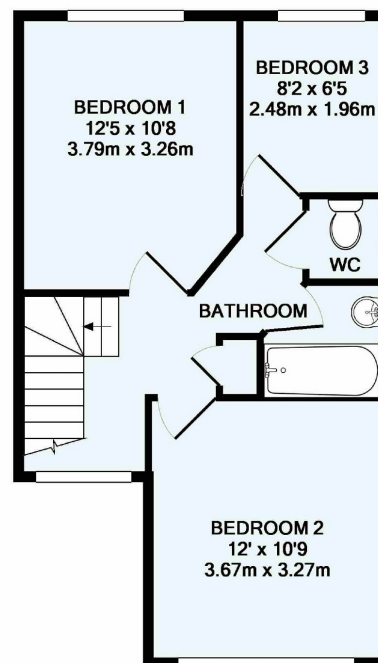
EPC 53 - 81

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GROUND FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVALSHINEROCKS

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