

Robert Vincent

Croydon
£550,000

2 bedroom bungalow for sale | Freehold **SSTC**

Robert Vincent is delighted to present to the market this two-bedroom semi-detached bungalow, situated on a sought-after road in the heart of Addiscombe.
This is a rare opportunity to acquire a well-located bungalow offering excellent access to transport links, including East Croydon Station and Sandilands tram stop, making it ideal for commuters. The property requires modernisation throughout and would perfectly suit those looking to downsize from a larger home or anyone seeking single-level living in a highly desirable location.

The accommodation comprises an entrance hall, two bedrooms, kitchen, bathroom, and a spacious living/dining room with sliding doors leading into a conservatory. Externally, the property benefits from a small, secluded rear garden, a garage to the side, and off-street parking to the front for one to two vehicles.

Ashburton Road is ideally positioned for commuters due to its proximity to East Croydon Station, which provides direct services into London Victoria and London Bridge. Gatwick Airport and Brighton are easily accessible in the opposite direction. The property also offers convenient access to Croydon Town Centre, Wimbledon, and Beckenham.

Offered to the market chain free.

An excellent opportunity to modernise and create a home tailored to your own taste in a location that continues to stand the test of time.

Council Tax Band: E (London Borough of Croydon)
Tenure: Freehold

Parking options: Garage, Off Street
Garden details: Front Garden








Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Ashburton Road, CR0

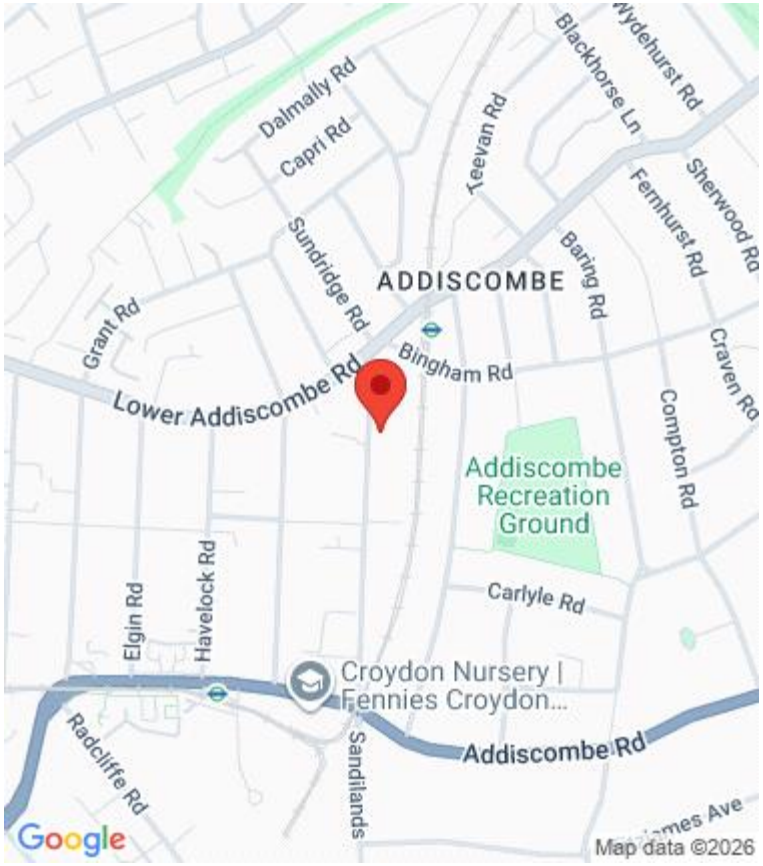
Approximate Gross Internal Area = 971 sq ft / 90.2 sq m

Garage Area = 130 sq ft / 12.1 sq m

Approximate Total Area = 1097 sq ft / 101.9 sq m



This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Viewing by appointment only
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