



- Two Double bedrooms
- Upstairs bathroom
- Refitted kitchen
- Two reception rooms
- Detached double garage

26 Parker Road, Croydon, CR0 1DU

Guide Price £375,000

We are delighted to market this two double bedroom end of terrace house situated in the popular Parker Road within the heart of South Croydon with great transport links and an array of shops, restaurants and bars. This location is ideal for commuters with an approximately 14 minute walk to East Croydon station. Internally offering two bright reception rooms with exposed floorboards, a refitted modern kitchen with built in appliances, a level rear garden with a detached double garage plus off street parking for two cars. The first floor offers two double bedrooms and a refitted white bathroom suite. All windows are double glazed and gas central heating is provided. This style of property always attracts attention and warrants your earliest viewings as vendors are suited.



Property Description

ENTRANCE HALL

Double glazed front door into lounge.

LOUNGE

Double glazed window to rear, radiator, power points, wood floor boards, coving, ornate ceiling rose, power points, stairs to first floor.

KITCHEN

Refitted wall and base units, built in gas hob with cooker hood above, built in separate oven, power points, breakfast bar area, plumbing for washing machine and dish washer, integrated fridge freezer, 1 1/2 stainless steel sink and drainer unit with mixer tap, double glazed windows, double glazed door to garden, tiled flooring, cupboard housing boiler, ceiling spot lights.

DINING ROOM

Wood floor boards, radiator, power points, double glazed bay window to front, double glazed window to side, feature fire place surround, dado rail, coving, ornate ceiling rose, built in storage cupboard under stairs.

LANDING

Access to loft, step up to bedrooms.

BEDROOM ONE

Double glazed window to rear, radiator, power points, feature fire place, ornate ceiling rose, steps into bathroom.

BATHROOM

Panelled bath with mixer tap and shower attachment, fully tiled walls, double glazed window, pedestal wash hand basin, low level w.c., extractor fan, radiator.

BEDROOM TWO

Double glazed window to front, radiator, power points, dado rail, ornate ceiling rose, coving, cupboard over stairs which is used as a second toilet with wash hand basin, low level w.c., extractor fan.





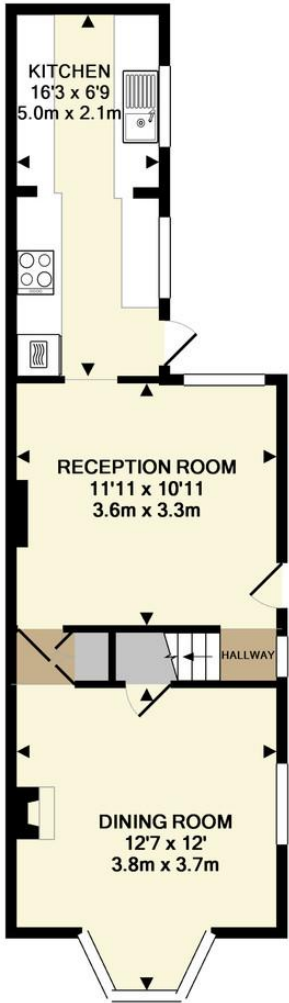
GARDEN

The perfect low maintenance courtyard garden.

GARAGE AND PARKING

Double gated driveway accessing double garage which has power and lighting. Driveway has space for two cars.

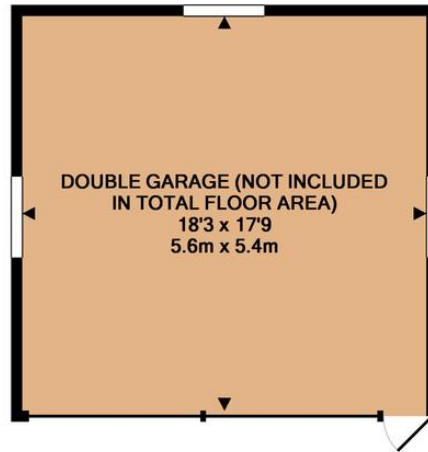




GROUND FLOOR



1ST FLOOR



GARAGE

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		51	84
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		45	82
		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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