



31 Ellenbridge Way, South Croydon, Surrey, CR2 0EW

Guide Price £500,000

- Chain Free
- Three bedrooms
- In need of modernisation
- Scope to extend STPP
- Double Glazed

A "Chain Free" three bedroom detached house in a fantastic location with lots of potential for a keen buyer who would like a project to create a home and enjoy the benefits of this house and its position. Internally offering double glazing, a useful downstairs cloakroom, through lounge diner enjoying direct access to the level mature landscaped rear garden extending to approx 100" plus potential to extend STPP.



Property Description

ENTRANCE PORCH

Double glazed door with obscured glass panels and secondary glazed windows to sides, additional window to side.

ENTRANCE HALL

Cupboard housing meters, single panel radiator, understairs cupboard housing gas meter, stairs to first floor.

DOWNSTAIRS W.C.

Double glazed obscure window to side, low level w.c., wall mounted wash hand basin.

LOUNGE

Double glazed window to front with outstanding views, single panel radiator, tiled fireplace with inset gas fire (disconnected).

DINING AREA

Double glazed door to rear with full length windows to side, double panel radiator.

KITCHEN

Double glazed window to rear, stainless steel double drainer sink unit, tiled splash back with cupboards below, wall mounted Ideal boiler for gas central heating and hot water, space for upright fridge/freezer, larder cupboard, double glazed door to rear.

LANDING

Double glazed window, access to insulated loft.

SEPARATE W.C.

Double glazed obscured window to side, low level w.c.





BATHROOM

Double glazed obscured window to rear, white suite comprising panelled bath, pedestal wash hand basin, part tiled walls, airing cupboard housing hot water tank and shelves.

BEDROOM ONE

Double glazed window to front aspect with outstanding views, single panel radiator.

BEDROOM TWO

Double glazed window to rear, single panel radiator, built in wardrobe cupboard.

BEDROOM THREE

Double glazed window to front, outstanding views, single panel radiator.

REAR GARDEN

In excess of 100', crazy paved patio to side and rear, water tap, mainly laid to lawn, screened by fencing to both sides.

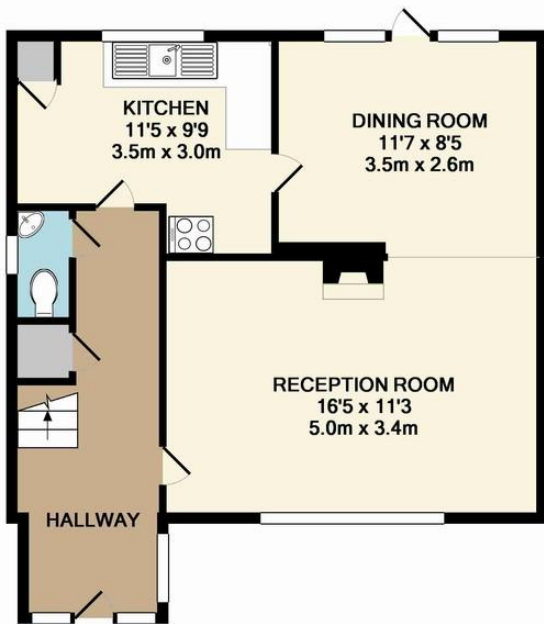
GARAGE

To side with up and over door, window to rear, power and light.

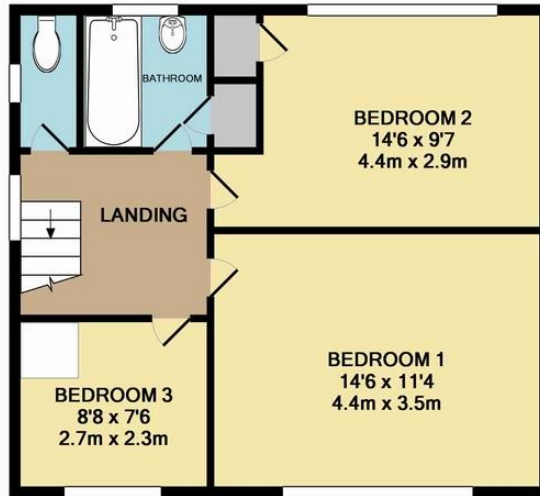
DRIVEWAY

Concrete driveway, mainly laid to lawn, side gate.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1023 SQ.FT. (95.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	80
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	58
(39-54) E	64	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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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