



homezone

**£550,000 Freehold**

**27 Spring Park Road**

Croydon, CR0 5ED

- BRIGHT, SPACIOUS 3 BEDROOM 1920'S TERRACED HOUSE
- THROUGH LIVING/DINING ROOM
- BATHROOM WITH JACUZZI BATH & SEPARATE SHOWER CUBICLE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SHORT WALK TO LOCAL SHOPS & RESTAURANTS
- CONVENIENT FOR ST. JOHN THE EVANGELIST PRIMARY SCHOOL (OFSTED OUTSTANDING)
- 60' REAR GARDEN & 63' FRONT GARDEN (INCL. DRIVE)
- DRIVEWAY WITH EV CHARGING POINT & SPACE FOR 2 CARS
- 7 MINS DRIVE TO WEST WICKHAM, 12 MINS DRIVE TO EAST CROYDON & 15 MINS DRIVE TO BROMLEY SOUTH
- WOODLAND WALKS & RECREATION GROUND (WITH PLAYGROUND, BOWLING, NETBALL AND TENNIS FACILITIES) WITHIN WALKING DISTANCE



**Homezone Property Services - Beckenham**

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If you are looking for a family home that's close to an amazing primary school (recently rated outstanding by OFSTED), a fantastic choice of local shops and restaurants, woodland walks, and a popular recreation ground, look no further.

Set back from the road, enjoying peace and tranquility is this delightful three-bedroom 1920's terraced house. The rooms are larger than average with high ceilings and with an east/west aspect, all rooms benefit from an abundance of natural light.

Further highlights include attractive original stained glass panels around the front door, a uPVC double glazed front entrance porch, a through living room/dining room, a fully fitted kitchen with integrated appliances, and a family bathroom with a jacuzzi bath, countertop washbasin, and separate shower cubicle.

The rear east-facing garden features a decked terrace, perfect for entertaining, with a charming pagoda and paved terrace at the rear to enjoy the evening sun.

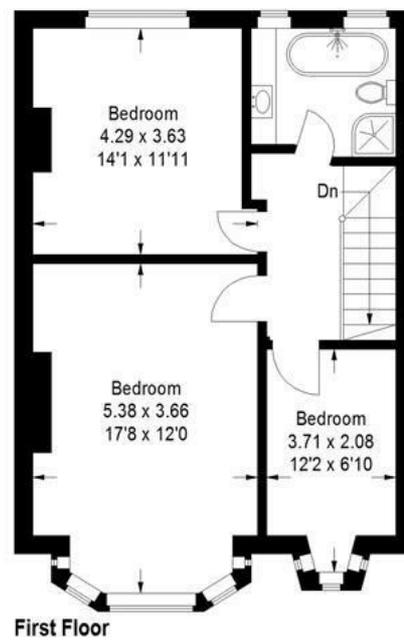
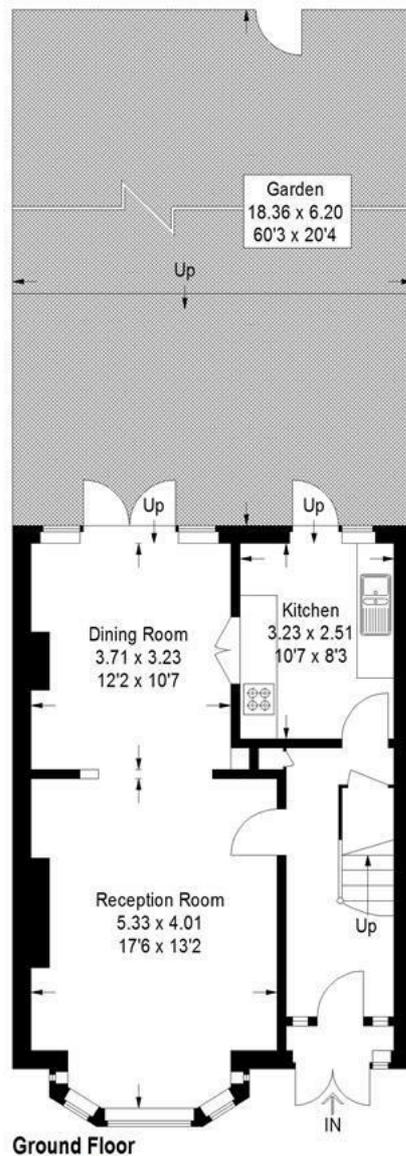
For those of you with an electric car or thinking of acquiring one, the current owners have installed an electric charging point on the driveway that provides space for two vehicles.

Public transport nearby provides easy access to West Wickham, Croydon, and Bromley town centres with their fast train connections to London.

Call us now on 020 3794 7545 to arrange a viewing!



Approximate Gross Internal Area  
 Ground Floor = 52.1 sq m / 561 sq ft  
 First Floor = 51.7 sq m / 556 sq ft  
 Total = 103.8 sq m / 1117 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID885813)

### **Entrance Porch**

uPVC double glazed double doors, terracotta tiled floor. Stained wood panelled door with glazed 4-panel fanlight with leaded stained glass decorative panels above and on either side.

### **Entrance Hall**

Stained wood panelled door with glazed 4-panel fanlight with leaded stained glass decorative panels above and on either side. double radiator, picture rail, built in coats cupboard, understairs cupboard housing smart meter and fuseboard, thermostat control point, ceiling light fitting, fitted carpet. Stairs to first floor.

### **Living Room**

Painted panelled wooden door, uPVC double glazed window to front bay, polished limestone fireplace with 'living flame' gas fire and polished limestone hearth, radiator, television aerial point, telephone point, fitted carpet, ceiling light fitting. Archway through to:-

### **Dining Room**

uPVC double glazed French doors to rear with uPVC double glazed windows either side, serving hatch to kitchen, double radiator, chimney breast airvent, fitted carpet, ceiling light fitting, archway opening to living room.

### **Kitchen**

White painted wooden panelled door, uPVC double glazed single door to garden with uPVC window to side, radiator, range of beech wall and base units with granite style laminate worktops, Bosch electric oven, ignis electric hob with extractor hood over, space for fridge freezer, integrated dishwasher, ceramic tiled floor, recessed downlights, serving hatch to dining room.

### **First Floor Landing**

Picture rail, hatch to loft (part boarded with light and loft ladder, Worcester combination boiler), fitted carpet, ceiling light fitting.

### **Bedroom 1**

White painted wooden panelled door, uPVC double glazed window to front bay, double radiator, fitted carpet, ceiling light fitting.

### **Bedroom 2**

White painted panelled wooden door, uPVC

double glazed window to rear, double radiator, fitted carpet, ceiling light fitting.

### **Bedroom 3**

White painted panelled wooden door, uPVC double glazed Oriel window, double radiator, fitted carpet, ceiling light fitting.

### **Bathroom**

White painted panelled wooden door, two uPVC opaque double glazed windows, whit suite comprising panelled jacuzzi bath with chrome mixer tap with hand-held spray attachment, counter-top white hand wash basin with granite effect laminate worktops with shelving and built-in storage cupboards under, enclosed shower cubicle with rainfall shower and hand-held spray attachment, chrome heated towel rail, Travertine tiled walls and floor, coving, recessed downlights.

### **Outside**

Rear Garden: 60' (18.2m) in total. Accessed from both the kitchen and dining room, a practical wooden deck with balustrading and recessed floor lights provides the perfect place for alfresco dining. A step down to the lawn with mature shrub borders and fenced boundaries leads you to a secluded terrace with a charming pergola, perfect for enjoying the evening sun. A secure gate provides access to the rear service alley. Further benefits include a wooden shed and outside light and tap.

Front Garden: 63' (19.2) in total. Block paved driveway with electric vehicle charging point, space for two cars, lawned area with shrub borders, block paved pathway leading to front porch.

### **EPC**

Band: D

### **Council Tax**

Band: E

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.