



Oakfield Road, Croydon, CR0 2UA

Offers invited £275,000

Nestled on the charming Oakfield Road in Croydon, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 603 square feet, this freehold property, converted in 1996, is an ideal choice for first-time buyers or investors.

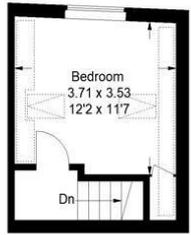
The house features two well-proportioned bedrooms, providing ample space for relaxation and rest. The layout is thoughtfully designed, split over three floors, which enhances the sense of space and privacy. The ground floor boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the rare parking availability for two vehicles, a true gem in the bustling area of West Croydon. This added convenience makes daily life easier, especially in a location where parking can often be a challenge.

Floor Plan

Oakfield Road, CR0
 Approximate Gross Internal Area
 62.4 sq m / 672 sq ft

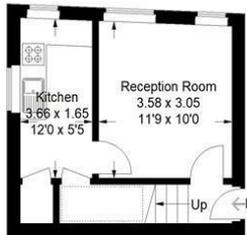




Second Floor



First Floor



Ground Floor



Parking Space
11.79 x 2.49
38'8 x 8'2

(Not Shown In Actual Location / Orientation)

□ = Reduced headroom below 1.5 m / 5'0

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. (ID1214914)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.