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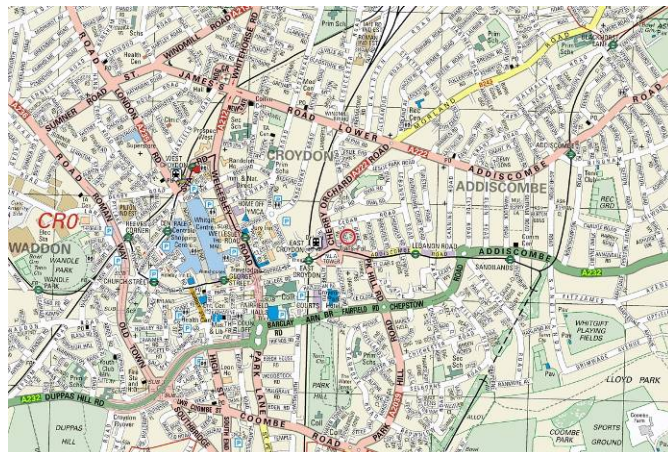
Estate Agents

LAND DEPARTMENT
936 Brighton Road, Purley CR8 2LP

Colson Road CR0 6UA

£660,000 freehold

Located within a few hundred metres of East Croydon train & tram station and less than 1 mile from the main shopping area is this extended three storey Victorian semi-detached residence already converted into three separate flats with full planning permission. Two of the apartments are let on ASTs generating approximately £18,000pA with the ground floor offered with vacant possession.



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ENTRANCE:

Part double glazed front door opening to:-

HALLWAY:

Doors to:-

GROUND FLOOR FLAT:-**HALLWAY:**

Fitted carpets, doors to:-

BEDROOM 1: 17' 3 x 12' 8 (5.26m x 3.86m)

Double glazed bay window to front aspect, fitted carpet, radiator, power points.

BEDROOM 2: 16' 0 x 10' 6 (4.88m x 3.20m)

Double glazed bay window to rear with doors to garden, fitted carpet, power points, radiator.

RECEPTION 2: 10' 9 x 7' 11 (3.28m x 2.41m)

(L-shaped) doors to:-

BATHROOM: 6' 9 x 5' 0 (2.06m x 1.52m)

Comprising of a panel bath electric shower, low level WC, wash hand basin, tiled splashbacks, double glazed window to side.

RECEPTION: 18' 6 x 14' 10 (5.64m x 4.52m)

Double glazed window to rear and side, skylight, fitted carpet, radiator, power points, open plan to:

KITCHEN:

A full range of fitted wall and base units with worktops, single drainer sink, plumbing for washing machine, fitted oven, hob and extractor hood, power points, splashback.

GARDEN: 27' 0 x 21' 0 (8.23m x 6.40m)

Mainly paved with side access.

OFF STREET PARKING:

To the front for 1 car.

FIRST FLOOR FLAT:**HALLWAY:**

Fitted carpets, doors to:-

RECEPTION: 18' 8 x 15' 9 (5.69m x 4.80m)

Double glazed bay window to front, fitted carpet, radiator, power points, open plan to:

KITCHEN:

A full range of fitted wall and base units with worktops, single drainer sink, plumbing for washing machine, fitted oven, hob and extractor hood, power points, splashbacks.

BEDROOM 1: 13' 0 x 9' 8 (3.96m x 2.95m)

Double glazed window to rear, fitted wardrobes, fitted carpets, radiator, power points.

BEDROOM 2: 13' 0 x 9' 1 (3.96m x 2.77m)

Double glazed window to rear, fitted wardrobes, radiator, power points, fitted carpet.

BATHROOM: 8' 3 x 6' 0 (2.51m x 1.83m)

Comprising of a panel bath electric shower, low level WC, wash hand basin, tiled splashback, frosted double glazed window to side.

TOP FLOOR FLAT:**HALLWAY:**

Fitted carpets, doors to:-

RECEPTION: 15' 6 x 9' 10 (4.72m x 3.00m)

Double glazed window to front, fitted carpet, radiator, power points

KITCHEN: 11' 0 x 8' 1 (3.35m x 2.46m)

A full range of fitted wall and base units with worktops, single drainer sink, plumbing for washing machine, fitted oven, hob and extractor hood, power points, splashback, double glazed window to side.

BEDROOM 1: 12' 6 x 10' 0 (3.81m x 3.05m)

Double glazed window to rear, fitted carpet, power points, radiator.

BATHROOM: 7' 0 x 5' 7 (2.13m x 1.70m)

Comprising of a panel bath electric shower, low level wc, wash hand basin, tiled splashback, double glazed window to side.