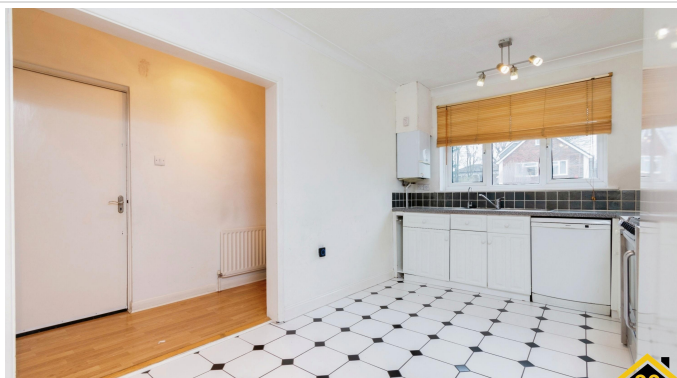


## 4 Bed Link Detached House In Eden Road , Croydon, CR0 1BB

£685,000





## SHORT DESCRIPTION

Property Ref: 12932 FOUR BEDROOM LINKED DETACHED HOUSE with GARAGE and private garden. Situated on a quiet cul de sac with real community feel. Great location - walking distance to excellent schools (Parkhill Infants & Juniors, Coombe Wood School) 10 mins walk from East Croydon Station with frequent trains to London Victoria, London Bridge & Gatwick Airport. Master bedroom with built in wardrobe & en suite bathroom with bath and power shower; 2nd double bedroom with built in wardrobe; family bathroom with bath and power shower. 2 further double bedrooms currently configured as a spare bedroom and study. Drive with space for 2 cars; garage with ample storage space. Spacious kitchen diner with double oven and range. Large living room. Very light house, retains heat, always warm! Back garden with lawn and patio space ideal for entertaining. Entrance Hall with laminate floor covering. Lounge - with laminate floor covering, fire place with multi fuel (coal & wood) burning stove, two wall lights, and under stair storage cupboard. Stairs & Landing - with carpeted floor covering, cylinder cupboard and loft access. Master bedroom with carpeted floor covering and built in storage. Bedroom two - with carpeted floor covering and built in storage. Bedroom three - carpeted floor covering. Bedroom Four - with laminate flooring and currently setup as a study. Family Bathroom - with modern bath suite and tiled flooring. Garden: To the rear of the property there is a small garden with great potential to personalise. Currently has a small flower bed and a mature apple tree and small patio for outside dining and family gatherings. For the winter months there is spacious conservatory with underfloor electric heating.....

4

**Bed Room(s)**

3

**Bath Room(s)**

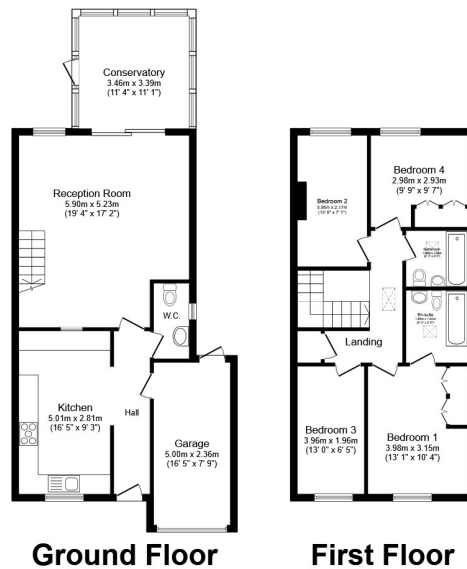
1

**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 134.9 m<sup>2</sup> (1,452 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

