

HUNTERS®

HERE TO GET *you* THERE

Stanley Road, Croydon, CR0 3QF

Asking Price £375,000

Property Images



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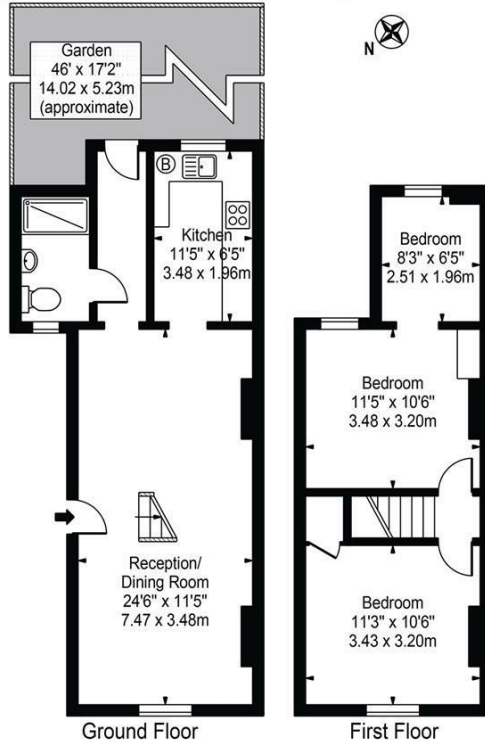
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Stanley Road, CR0 3QF
Approx. Gross Internal Area 777 Sq Ft - 72.19 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

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

Map



Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

CHAIN-FREE

FREEHOLD

ASKING PRICE £375,000

Now available is this well-proportioned 3-bedroom house on a sought after road in Mitcham.

The property spans approximately 772sqf and downstairs offers a front garden, back garden, a substantial open-plan living/dining room offering approximately 280sqft of living space, a family bathroom and a separate kitchen.

Upstairs offers two double bedrooms as well as a single bedroom and the property is perfect for a First-Time Buyer or young family looking for their first home.

Stanley Road offers an abundance of shops, restaurants, amenities, schools, transport links, park and green spaces.

Features

• CHAIN-FREE • FREEHOLD • IDEAL LOCATION • THREE BEDROOMS • FRONT AND BACK GARDENS • OPEN-PLAN LIVING/RECEPTION ROOM OFFERING APPROX 280SQFT LIVING SPACE • SEPARATE KITCHEN • FAMILY BATHROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

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green spaces.

SHOPS, RESTAURANTS AND AMENITIES

Locally there are many sought after restaurants such as Honeymoon Restaurant Croydon, Bella Italia, BOXPARK Croydon which has a huge selection of lively independent boutique restaurants and bars, Chopstix – Croydon, The Valley Retail Park which incorporate numerous, retail and dining places and JRC Global Buffet. Croydon offers a huge amount and is actually one of the largest town in the country but cannot be named a City due to its lack of a Cathedral. With the renowned Purley Way on the doorstep benefitting from many shops, industrial parks and other commercial premises there is an abundance of offerings.

TRANSPORT LINKS

West Croydon Station (approx. 15-minute walk or a quick bus ride): Provides National Rail (Southern) services to London Victoria and London Bridge, and is the southern terminus for the London Overground (Windrush Line), offering direct routes to East London (such as Canada Water, Whitechapel, and Shoreditch).

Thornton Heath Station - Serves direct Southern Rail trains toward London Victoria, London Bridge, and Milton Keynes Central.

East Croydon Station (approx. 8-minute drive or 20-minute transit): A major transport hub providing high-speed services to London Bridge & Victoria (15 mins), Gatwick Airport (14 mins), and Brighton.

London Trams (Tramlink)

The nearest tram stops connect you seamlessly across South London from Wimbledon to Beckenham Junction:

Ampere Way Tram Stop (accessible via local bus or short drive), Therapia Lane Tram Stop and West Croydon Tram Stop.

Bus Routes (Thornton Heath Pond / London Road)

The area is exceptionally well-served by 24-hour and express bus routes right on your doorstep:

- Routes 60, 109, and 250: Run frequently along London Road providing links north toward Streatham, Brixton, and Central London, or south into Croydon Town Centre.
- Route 198 & 250: Serve Thornton Heath High Street directly.

LOCAL SCHOOLS

Royal Russell School, Chestnut Park Primary School, West Thornton Primary School, The Elmwood Infant School, Harris Primary Academy Croydon, Harris Invictus Academy Croydon, Elmwood Junior School, West Thornton Canterbury Road and Broadmead Primary School are all in the local area.

LOCAL RECREATION

Mitcham Common is very popular locally and host a wide range of activities including walks, football and numerous other forms of recreational activities such as running, football and many more to name.