



## Guildford Road, Croydon

Price Guide £350,000



## Property Summary

UNFINISHED PROJECT  
DEVELOPERS OR CASH BUYERS ONLY

GUIDE PRICE £350,000-£400,000

Propertyworld is pleased to offer this two bedroom end terrace house to market. Located on a popular residential road of similar properties, the house is close to lots of local amenities, transport links and shops. Selhurst Station is only a short walk away too and the house benefits from being close to lots of good schools. Ideal for families and couples, the house benefits from spacious accommodation with beautiful proportions and lots of light. The house has been the subject of an UNFINISHED RENOVATION and this needs completing. The details include: a spacious through lounge to front with bay window and feature fireplace, the kitchen has been extended and to rear there is a well appointed family bathroom. The south facing rear garden also needs some updating. On the first floor there are two DOUBLE bedrooms.

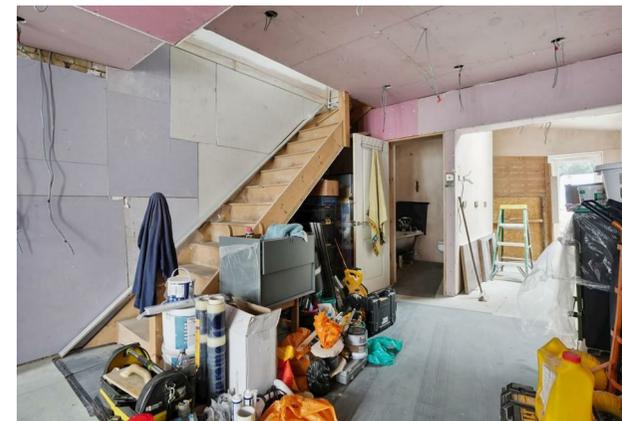
The house further benefits from a large and convertible loft (subject to obtaining the correct permissions and certification). A really super house that demands to be viewed. Call Proeprtyworld on 0208 488 0011 to be the first to view.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

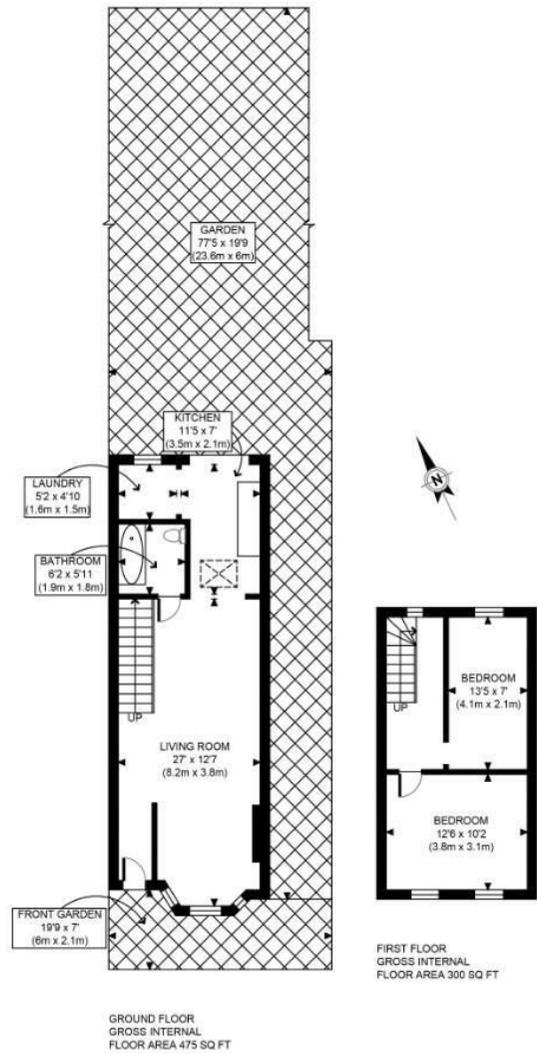
## Property Summary

- EPC RATING D
- Project WORK REQUIRED
- Fantastic location
- Two bedroom house
- Freehold
- Close to station
- Two DOUBLE bedrooms
- NEW Double glazed windows
- Incomplete renovation project
- Investment opportunity

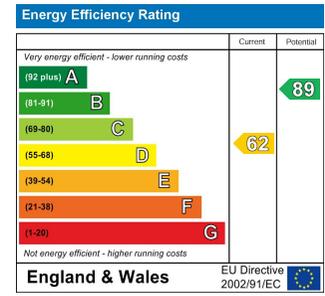
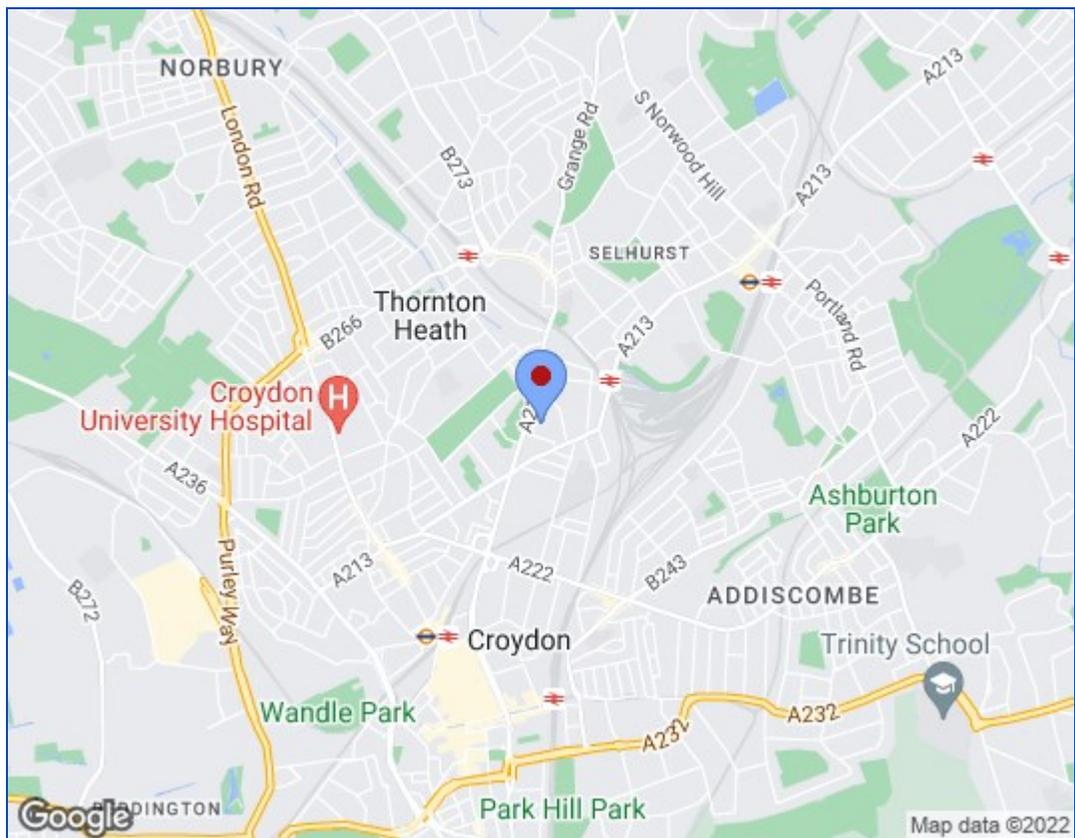
## Our Vendor Loves...







APPROX. GROSS INTERNAL FLOOR AREA 775 SQ FT / 72 SQM	Guildford Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	22/09/22 photoplan



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