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BOND & SHERWILL



Constance Road

Located on a road within good proximity to a popular primary school, The BRIT School and two railway stations this two-bedroom terraced property is chain-free and perfect for anybody who wants to live in a popular and well-connected part of Croydon.

The interior includes lounge with feature bay window, dining room, kitchen, bathroom, two good-size bedrooms and gas central heating.

Selhurst Railway Station & West Croydon Railway Station offer swift and easy access to a range of destinations including London Victoria, London Bridge, East Croydon, Sutton, Epsom, Caterham & London Overground services. Local bus routes also serve the borough of Croydon and beyond.

Popular local schools in addition to the famous BRIT School include Elmwood Junior School, The Crescent Primary School & Ecclesbourne Primary School, while a range of shops, bars, restaurants and gyms are available across Croydon.

£ 375,000

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Entrance Hall

The entrance hall includes radiator, smoke alarm and stairs ascending to first-floor.



Lounge

The lounge includes double-glazed feature bay window and radiator.



Dining Room

The dining room includes double-glazed single-casement window, radiator and under-stairs cupboard housing gas & electric meters.



Kitchen

The kitchen is dual-aspect and includes wall & base level units with work surface area, double-glazed single-casement window, double-glazed two-casement window, inset sink with drainer, oven, four-ring gas hob with extractor hood, partially-tiled walls and double-glazed glass-panel door leading to rear garden.



Landing

The landing includes smoke alarm and loft hatch.

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Bedroom One

Bedroom one includes three-casement double-glazed window and radiator.



Bedroom Two

Bedroom two includes double-glazed single-casement window and radiator.



Bathroom

The bathroom includes pedestal wash-hand basin, low-level W.C, partially-tiled walls, panel-enclosed bath with shower hose attachment, double-glazed single-casement opaque window, radiator, cupboard housing Worcester boiler, extractor fan and down-lights.



Front of Property

Rear Garden

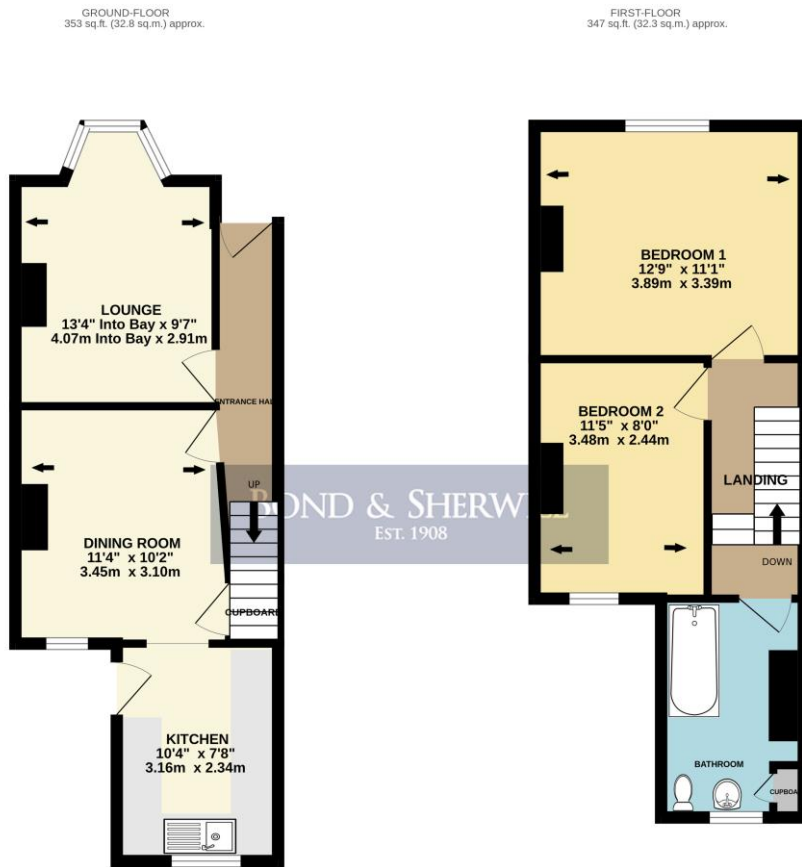
The rear garden is partially laid to lawn and includes a section at the back currently undergoing treatment for Japanese knotweed.



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TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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