



**Goodfellows - Mitcham**

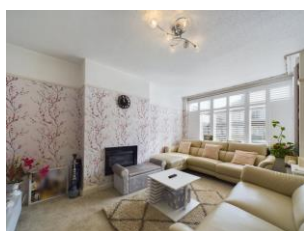
7-8 Fairgreen Parade, London Road, Mitcham, CR4 3NA

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## Davidson Road, Croydon, CR0



### Overview...

Three Bedroom

Two Receptions

Large Garden

Off street parking

Freehold

EPC Rating E

Council Tax Band D

### Our view...

Charming and spacious period house located in a sought-after area. This delightful property boasts three well-proportioned bedrooms, perfect for a growing family or those in need of extra space. The house features a cosy living room, a modern kitchen with integrated appliances, and a bright dining area overlooking the garden. The outdoor space is beautifully landscaped and ideal for outdoor entertaining or relaxation.

Additional benefits include off-street parking, ensuring convenience for residents with vehicles. Situated in a quiet neighbourhood, this property offers a peaceful retreat while being within easy reach of local amenities, schools, and transport links. Don't miss this opportunity to own a characterful home with modern comforts in a highly desirable location. Contact us today to arrange a viewing.

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

**Offers in excess of: £440,000**

*Freehold*

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**Entry/Hallway**

15'1" x 5'8" (4.6m x 1.73m)

**Kitchen**

9'5" x 6'11" (2.87m x 2.1m)

**Lounge**

15' x 10'11" (4.57m x 3.33m)

**Reception Room**

13'1" x 10' (4m x 3.05m)



**Landing**

11'4" x 4'5" (3.45m x 1.35m)

**Bedroom One**

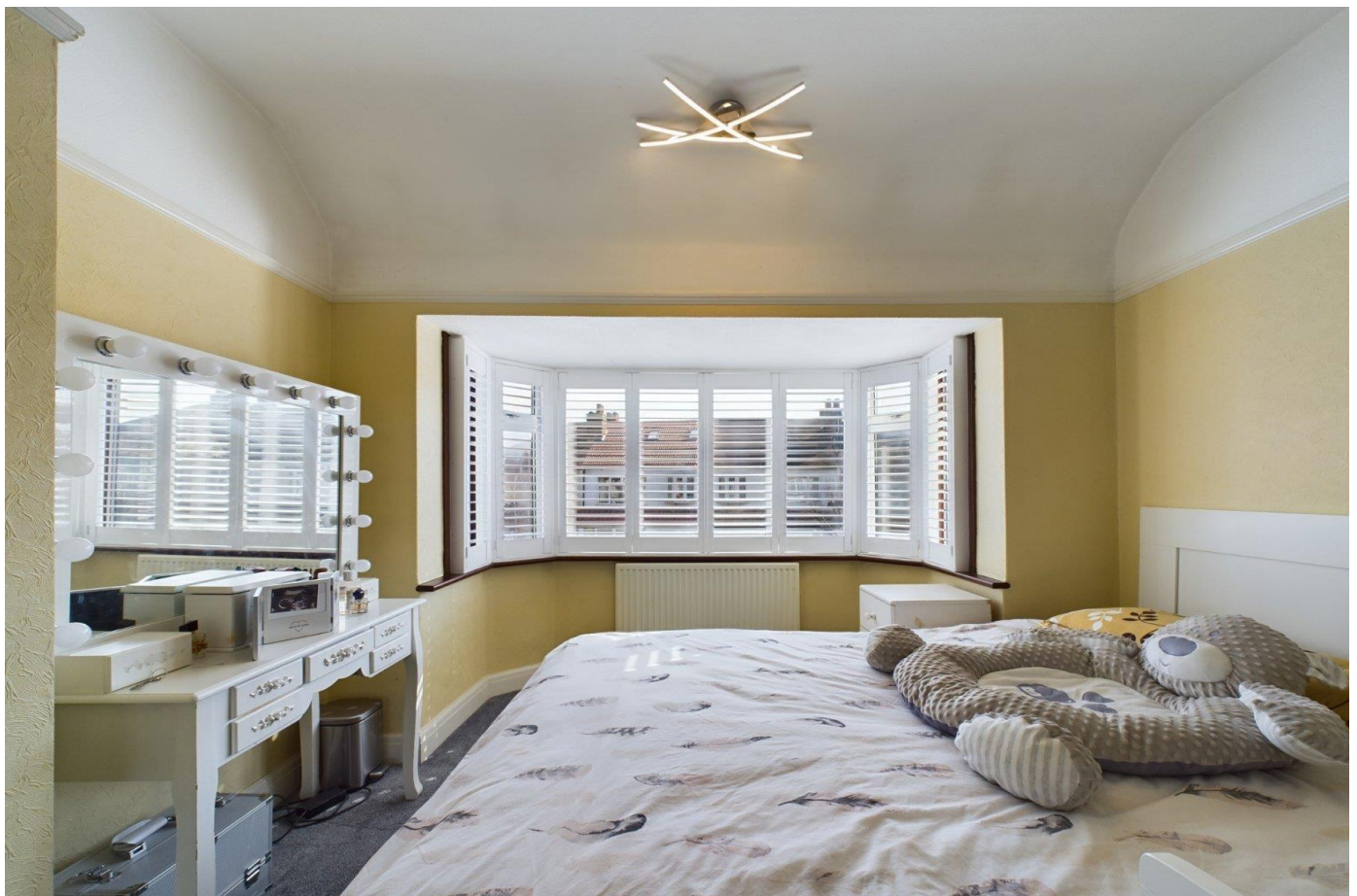
12'11" x 9'11" (3.94m x 3.02m)

**Bedroom Two**

14'11" x 7'5" (4.55m x 2.26m)

**Bedroom Three**

8'4" x 7' (2.54m x 2.13m)





## Your View...



### **Bathroom**

4'11" x 5'8" (1.5m x 1.73m)

### **WC**

4'10" x 2'9" (1.47m x 0.84m)

### **WC**

2'9" x 4' (0.84m x 1.22m)



**Local Authority**

Croydon Council HQ

**Referral Fee's**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

**Fixtures & Fittings**

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

**All Measurements**

All Measurements are Approximate

**Floorplan Clause**

Measurements are approximate. Not to Scale. For Illustrative purposes only



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For full EPC please contact the branch

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