



4 bed semi-detached house to buy in CR0

Church Road, Croydon, CR0 1SJ

£360,000 Starting Bid

 x 4  x 3  x 1

Tenure

Freehold

Allocated parking

Property features

- ✓ For Sale by Online Auction – Pattinson Auction
- ✓ Four Bedroom Semi-Detached
- ✓ Approx. 1,266 sq ft / 117.6 sq m
- ✓ Three Shower Rooms
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale by online auction –

Extending to approximately 1,266 sq ft (117.6 sq m) including external stores, the property offers generous and versatile accommodation currently arranged as four bedrooms, a reception room, separate dining room, kitchen, utility room, three shower rooms (including an en-suite), together with two external store rooms and a sizeable rear garden.

The property would benefit from a programme of and modernisation, presenting an exciting opportunity for investors, developers and owner-occupiers alike to enhance, reconfigure or adapt the accommodation to suit their own requirements, subject to any necessary consents.

Externally, the property enjoys a substantial rear garden offering further potential, together with useful storage facilities. Its highly convenient location places East Croydon Station within easy walking distance, providing fast and frequent services to Central London, Gatwick Airport and the South Coast. Croydon Tramlink is also nearby, offering excellent connections to Wimbledon, Beckenham and surrounding areas.

Properties of this size and location rarely become available at such an attractive guide price, making this an ideal purchase for investors seeking a project or buyers looking to create a substantial family home.

Location

Ideally situated within central Croydon, close to East Croydon Station, Tramlink services, Boxpark, restaurants, shopping facilities and a wide range of local amenities.

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £360,000

Property Type: Semi-detached house

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

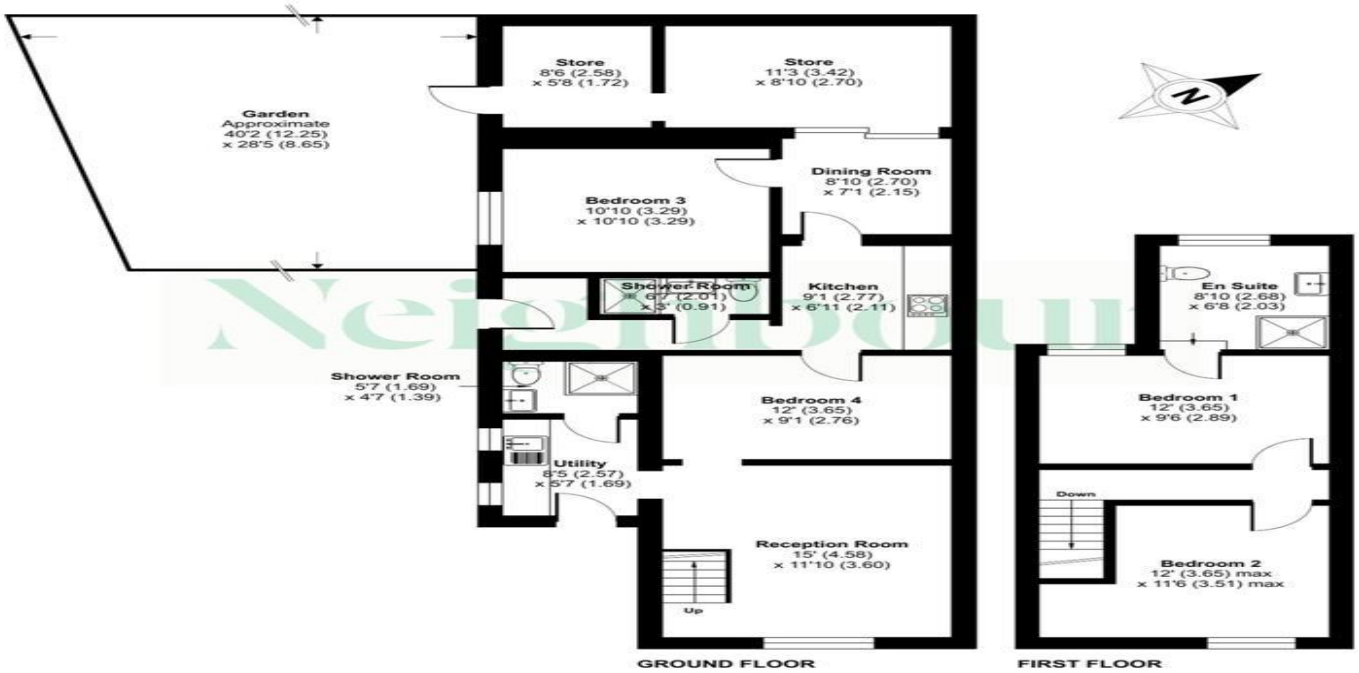
Broadband: Cable

Mobile signal coverage: Good

Church Road, Croydon, CR0

Approximate Area = 1266 sq ft / 117.6 sq m (includes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Neighbour Estate Agent. REF: 1470566

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Church Road, Croydon, CR0 1SJ

Contact your local branch today for more information on this property:

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