

45 Churchill Road,  
South Croydon,  
Surrey, CR2 6HE



**Guide Price £430,000 -  
£445,000**

Nestled in a quiet and tucked-away location, this charming two-bedroom Victorian mid-terraced property, located on the sought-after Churchill Road in South Croydon, effortlessly blends character with contemporary living.

Boasting an array of original features including elegant fireplaces and high ceilings, this home has been thoughtfully updated throughout.

The property has undergone complete redecoration and features a stylishly refurbished kitchen and modern bathroom, both finished to a high standard. New double-glazed uPVC sash windows with plantation shutters have been installed, offering both energy efficiency and aesthetic appeal.

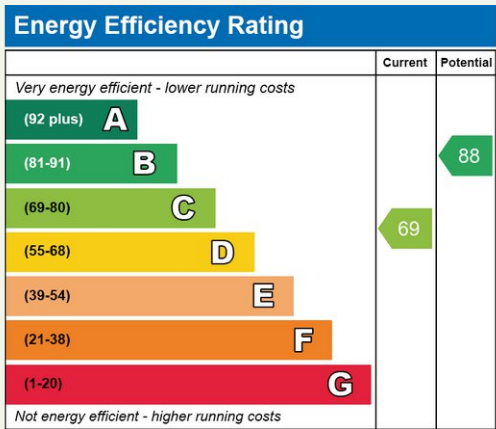
Outside, the front and rear gardens have been extensively re-landscaped to create inviting and low-maintenance outdoor spaces—perfect for relaxing or entertaining. Families will appreciate the proximity to a range of highly regarded local schools, making this an ideal location for those with children or planning to start a family.

Conveniently situated within walking distance of both Purley Oaks and Sanderstead stations, the home offers excellent transport links with regular services to Clapham Junction, London Bridge, and Victoria. This is a wonderful opportunity to acquire a thoughtfully updated period home in a desirable South Croydon location.

# Floorplan



## EPC



## Features

- GUIDE PRICE - £430,000 to £445,000
- Modern kitchen & bathroom upgrades
- High ceilings, fireplaces & original cornicing
- Two generous double bedrooms
- Versatile reception space
- Separate utility area