

**7 Riverside Cottages,  
Bridle Path, Croydon,  
Surrey, CR0 4SB**



**OIEO £390,000**

Nestled in the sought-after area of Bridle Path, Beddington, this delightful mid-terrace house, built around 1880, offers a blend of historic charm and modern convenience. Perfectly located, the property is just 0.5 miles from Waddon Train Station and 0.7 miles from Waddon Marsh Tramlink, providing excellent transport links for commuters.

**Living Space**

The property spans approximately 735 sq ft, featuring a cozy living room ideal for relaxation and entertaining guests.

**Kitchen**

The spacious eat-in kitchen provides ample room for family meals and culinary creations, making it the heart of the home.

**Bedrooms**

Upstairs, you'll find two generously sized double bedrooms, offering comfortable accommodation and plenty of natural light.

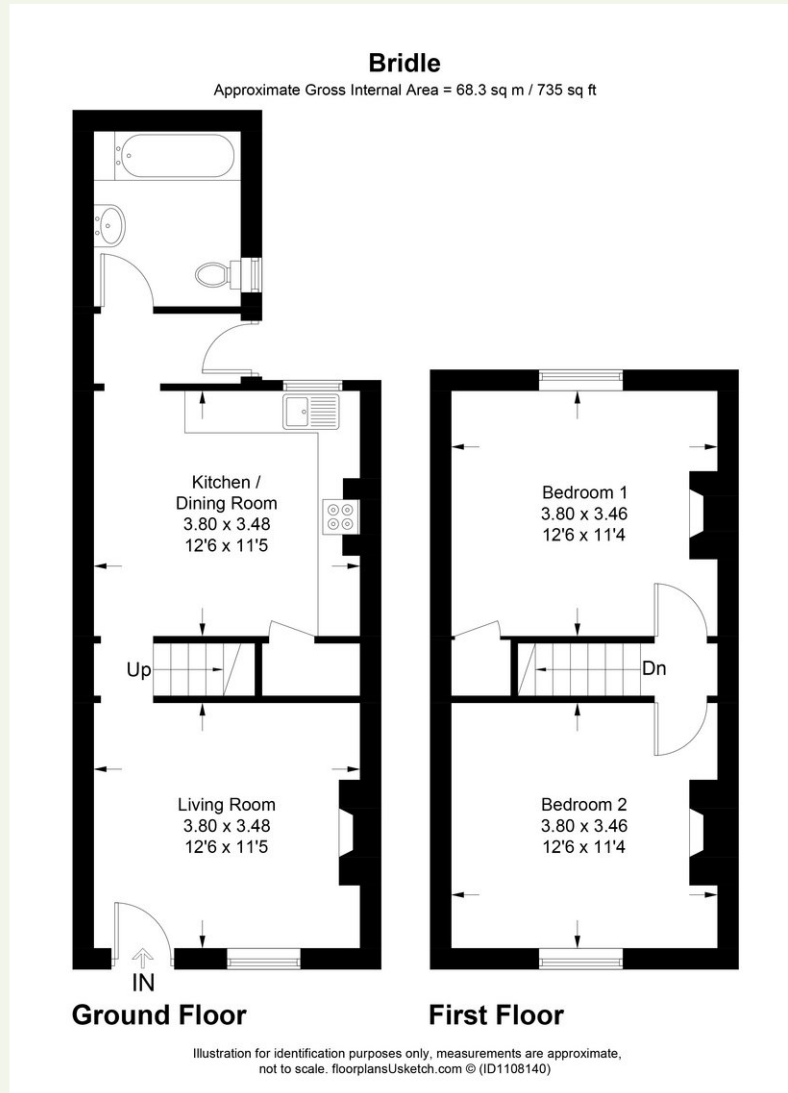
**Bathroom**

A well-appointed downstairs bathroom adds convenience to the living arrangement.

**Extension Potential**

This property offers exciting potential for expansion. The ground floor could be extended to create a large open-plan kitchen diner, perfect for modern family living. Additionally, the loft space presents an opportunity to add a further bedroom, a possibility that neighbouring properties have successfully realised.

# Floorplan



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

## Features

- Charming Mid-Terrace
- 735 sq ft
- Two Double Bedrooms
- Living Room
- Eat-in Kitchen
- Downstairs Bathroom
- Extension Potential

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