



- Ground floor 2 bed flat
- gas central heating
- Mostly double glazed.
- Private garden
- Close to all amenities.

## The Crescent, Croydon, Surrey, CR0 2HN

SUPER TWO BED GROUND FLOOR FLAT located in a sought after road close to all amenities. The popular Brit school is opposite and there are many bus routes shops and open spaces within easy reach. This property has its own private garden and central heating. Ideal first home or buy to let. Call to view.

**Asking Price Of £325,000**

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## Property Description

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**LOUNGE 9' 6" x 9' 1" (2.9m x 2.77m)**

**KITCHEN 11' 3" x 6' 3" (3.43m x 1.91m)**

**BEDROOM 9' 5" x 9' 2" (2.87m x 2.79m)**

**BEDROOM 11' 9" x 4' 11" (3.58m x 1.5m)**

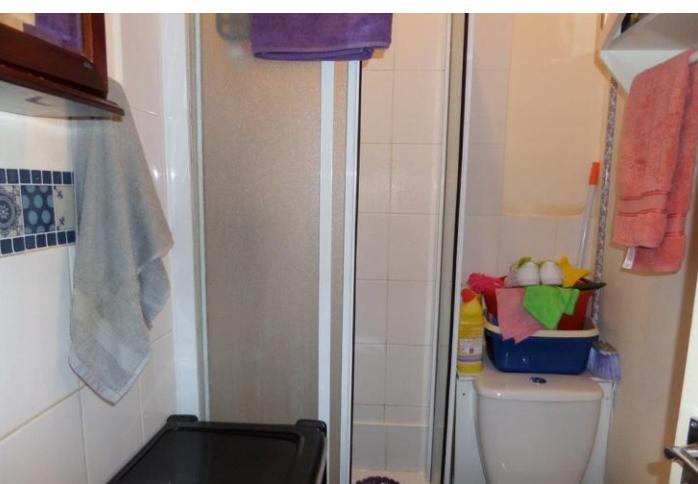
**BATHROOM** Shower, Wc and hand basin

**GARDEN** We understand the garden to rear is private. (TBC)

**LOCAL AMENITIES** Excellent side road close to many shops.

There are bus routes to Croydon that pass the end of the road

The Brit School is opposite.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.