

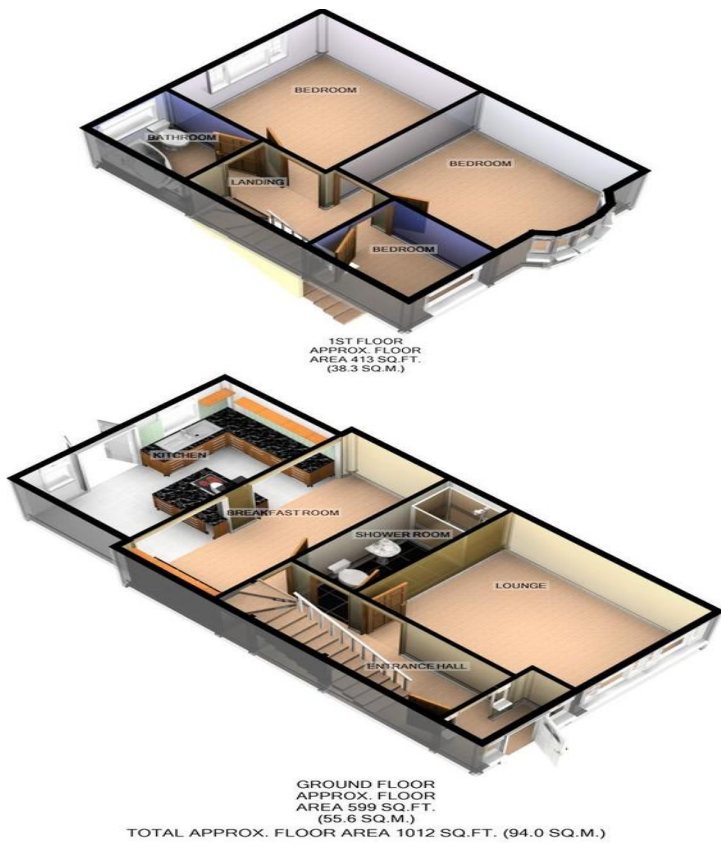


PAUL GRAHAM



## 56 Lynwood Gardens, Croydon, Surrey, CR0 4QH | **Guide Price £440,000 Freehold**

Paul Graham are delighted to offer for sale an extended to the ground floor, 3 bedroom mid-terrace family home. The property offers a good size reception room to the front, shower/wc to the ground floor and an open plan kitchen/diner. To the garden there is a brick built 16'8" x 11'2" summer house/home office. This family home is located in a cul-de-sac near to both Waddon Ponds and Waddon train station and offers an easy commute into Croydon and Central London. Local amenities are within walking distance to the property and include an array of super stores on the Purley Way. Viewing is recommended on this chain free property.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2016

**PORCH**

**ENTRANCE HALL**

**LOUNGE** 14' 6" x 11' 6" (4.42m x 3.51m)

**SHOWER ROOM/WC** 11' 9" x 4' 8" (3.58m x 1.42m)

**KITCHEN/DINER** 17' 9" x 16' 4" (5.41m x 4.98m)

**LANDING**

**BEDROOM 1** 13' 8" x 11' (4.17m x 3.35m)

**BEDROOM 2** 11' 8" x 11' 2" (3.56m x 3.4m)

**BEDROOM 3** 7' 2" x 6' 4" (2.18m x 1.93m)

**BATHROOM** 7' 5" x 5' 6" (2.26m x 1.68m)

**REAR GARDEN** 30' x 18' 6" (9.14m x 5.64m)

**SUMMER HOUSE/HOME OFFICE** 16' 8" x 11' 2" (5.08m x 3.4m)

**CHAIN FREE**



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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