



24 Lynwood Gardens, Croydon, Surrey, CR0 4QH | **£595,000 Freehold**

Offered for sale with no chain, this well presented end of terrace family house boasts an open plan ground floor with spacious lounge leading into a large kitchen/breakfast room with integrated appliances and central island. The first floor comprises 3 bedrooms and a modern family bathroom. Stairs then lead to the top floor and master bedroom with stylish en-suite shower room. Outside boasts a low maintenance garden and also off street parking. Viewing highly recommended.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

ENCLOSED PORCH

ENTRANCE HALL

LOUNGE 16' 10" x 11' 8" (5.137m x 3.575m)

OPEN PLAN KITCHEN/DINER 16' 10" x 11' 8" (5.137m x 3.575m)

STAIRS TO FIRST FLOOR

BEDROOM 2 11' 6" x 10' 2" (3.519m x 3.110m)

BEDROOM 3 14' 2" x 10' 2" (4.341m x 3.110m)

BEDROOM 4 7' 7" x 6' 6" (2.327m x 1.985m)

FAMILY BATHROOM

STAIRS TO TOP FLOOR

BEDROOM 1 29' 5" x 12' 8" (8.985m x 3.885m)

MODERN SHOWER ROOM

REAR GARDEN

OFF STREET PARKING

NO CHAIN

LOCATED WITHIN A SHORT WALK OF WADDON STATION



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

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