

**SOLD STC**



**Haling Park Road, South Croydon**

**2 Bedrooms, 2 Bathroom, Apartment**

**Asking Price Of £320,000**

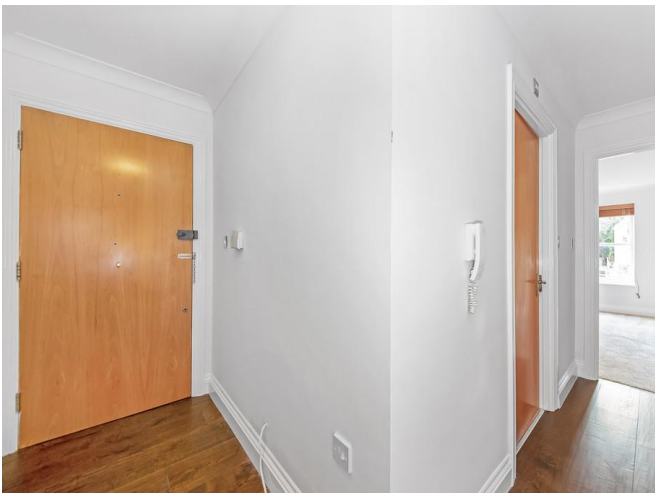


## Haling Park Road, South Croydon

2 Bedrooms, 2 Bathroom

Asking Price Of £320,000

- Spacious Modern Apartment
- Newly Updated
- Two 'Bathrooms' - One en-Suite
- Spacious 18' Living Room
- Two Large Double Bedrooms



Beautiful modern second floor, two double bedroom/ two 'bathroom' flat situated in the heart of South Croydon, with a lovely outlook toward the Whitgift School playing fields at the rear.

Property Details and Features:

Remote Control or code private gated access  
2nd floor with lift access

Very spacious lounge with integrated storage space and access to private balcony overlooking well-maintained communal garden.

The large balcony spreads over two rooms and has 2 access points from the lounge and kitchen  
Separate kitchen with some integrated appliances and second balcony access

Brand new flooring throughout lounge, kitchen and hallway

Brand new carpet flooring in both bedrooms, 2 large storage cupboards in hallway

Family bathroom: Fully tiled 3 piece bathroom with shower over bath

Master bedroom: Large double room complete with wardrobe and access to fully tiled en-suite bathroom

2nd bedroom: Spacious double room with access to family bathroom

Communal garden with storage space available in garden shed

Location Details:

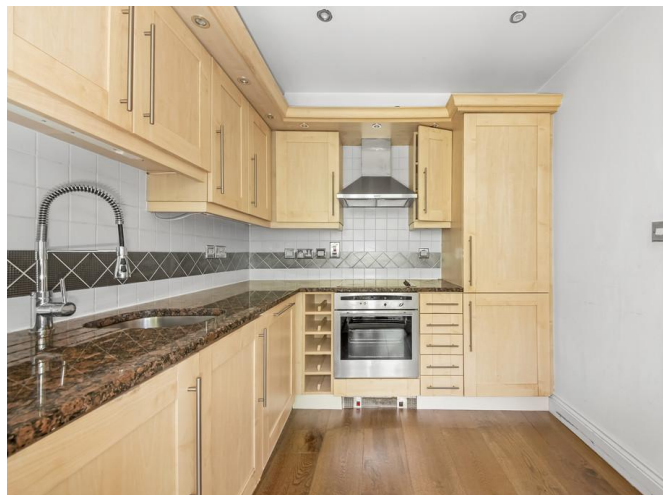
Haling Park is a highly popular road located in the desirable and leafy area of South Croydon. The property is located only 14 minutes (0.7 miles) to South Croydon Train Station which connect directly to Central London train stations.

Local schools include Whitgift School located behind the property, Purley Oaks Primary school is only a 10 minute walk and for younger children Little Learners Day nursery and Busy Bees all within a short walking



distance. South Croydon train station and bus links for routes including 60, 64, 468 and 119 are all within close walking distance. Local shops include Tesco Express being less than a mile away and local restaurants are only a 20 minute walk away along South Croydon's popular restaurant strip.

Call now to book your viewing.

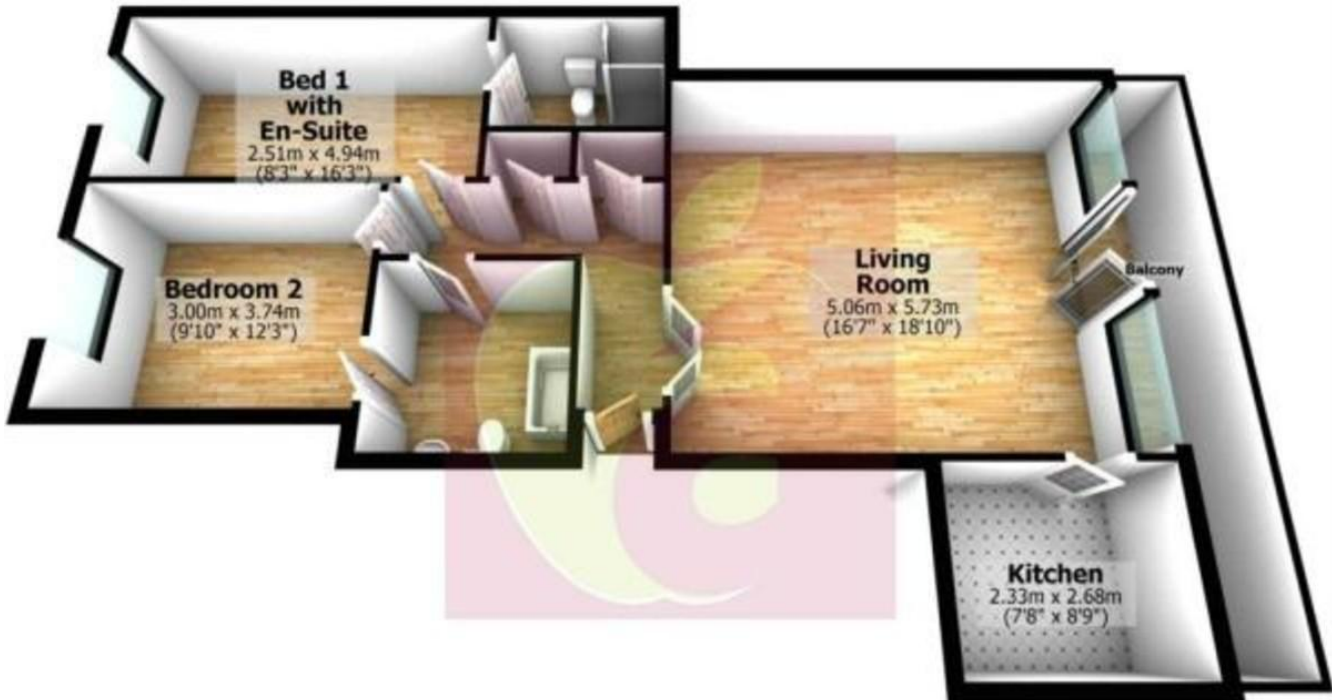




Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>	78   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		



## Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 applicant. The services, systems and appliances shown have not been tested and no guarantee as to the operability of efficiency can be given. Copyright Appleton Estates.  
Plan produced using PlanUp.

### Martin & Co Croydon

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