



56 Heathfield Road, Croydon, CR0 1EW
Asking Price Of £325,000 Leasehold

MARTIN&CO

Heathfield Road, Croydon

2 Bedrooms, 1 Bathroom

Asking Price Of £325,000

- Lovely Ground Floor Flat
- Large Private Sunny Garden
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Gas Heating
- 5 Minutes to South Croydon Station
- Must be Seen!

If you are looking for a flat with its own outside space, don't miss this lovely ground floor maisonette style property which enjoys sole use of the sunny 50' garden at the rear!

Enjoying a popular and convenient location, close to South Croydon's excellent local shopping area and just 5 minutes from the station, the property has a private entrance to the front and affords a hallway, a bay fronted reception room



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		

with plantation shutters, a modern kitchen with gas hob, two proper double bedrooms, a modern bathroom and benefits from gas heating. The rear garden is landscaped for easy maintenance and is the perfect place for al fresco entertaining or to enjoy a Summer sundowner!

An excellent range of local shops, cafes, bars restaurants and takeaways are within very easy reach, whilst nearby bus routes and the station provide excellent transport links for commuters.

Call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!

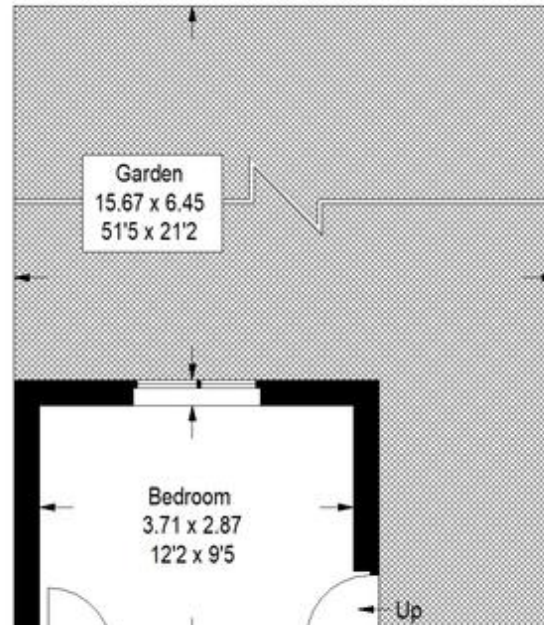






Heathfield Road, CR0

Approximate Gross Internal Area
63.0 sq m / 678 sq ft



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