

FREEHOLD



Freehold house
WADDON WAY,

**CROYDON,
CR0 4HY**

Asking Price Of
£424,950

FEATURES

Freehold House.

Three bedrooms.

Gas central heating.

Off street parking to front.

Modern bathroom.

EPC - D

Council Tax Band C (Croydon)

Available to view now!

No onward chain.



3 Bedroom Freehold house located in Croydon

Benson & Partners SE25 are pleased to offer this three bedroom semi located in a popular residential area. The property is within easy reach of all local shops and outlets that Purley Way has to offer, plus the sought after Whitgift School is also located within reach. This property has a good-sized garden to rear, plenty of parking at the front, double glazing and gas central heating. To view please call Benson SE25 on 020 8653 3444

outlets is easily reachable.

The A23 Brighton Road directions North or South is close by.

There are many open spaces located close by.

HALLWAY Doors to;

LOUNGE 15' 7" x 10' 9" (4.75m x 3.28m)

KITCHEN 10' 1" x 8' 3" (3.07m x 2.51m)

BATHROOM 3 piece suite in white.

BEDROOM 1 15' 7" x 10' 9" (4.75m x 3.28m)

BEDROOM 2 11' 8" x 7' 5" (3.56m x 2.26m)

BEDROOM 3 9' 3" x 7' 2" (2.82m x 2.18m)

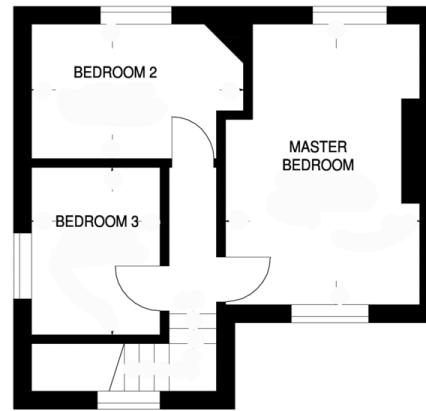
GARDEN To front parking for several cars. to rear, in our opinion good-sized garden.

LOCAL AMENITIES Purley Way with its shopping

BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ



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Contact Us On:

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Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.