



Croham Road, South Croydon

2 double bedrooms | Ground floor apartment | Private patio with Large communal garden | Shared access to off street parking | Fabulous kitchen | Moments from Train station | Conveniently situated to shops and restaurants | Access to private basement

Asking Price: **£325,000**

This light and airy 2 bedroom property offers a harmonious blend of comfort and convenience. Not only is the space stunning but the property is in a great location with easy access to transport and recreational amenities. It makes the perfect home for those seeking a beautiful place which blends classic features with modern updates.

Inside, the property boasts well-proportioned rooms that provide a spacious living area. The open plan layout of the lounge and dining area complete with double aspect windows has direct access to the garden for seamless indoor-outdoor living and is perfect for relaxing or entertaining guests.

The kitchen is sleek and superbly appointed. Whether you are mixing cocktails or preparing a meal you have plenty of room to whip up a storm. For the cooking enthusiasts, there is a large 5 burner stove, dishwasher and fridge freezer, set alongside wooden countertops and a beautifully exposed brick wall.

Storage is plentiful with private basement access, ensuring that belongings can be neatly organised and tucked away. Additionally, shared off-street parking adds to the ease and convenience of this property.

Residents here enjoy a tranquil yet vibrant lifestyle with South Croydon's restaurant quarter right on their doorstep and direct trains serving London Bridge, Victoria and nearby Gatwick Airport.

Further local attractions include, close proximity to a golf range, tennis courts, parks and woodlands for both the sports and nature enthusiasts. Don't miss out on the opportunity to make this charming apartment your new home. Contact us today to schedule a private viewing.

Key Features:

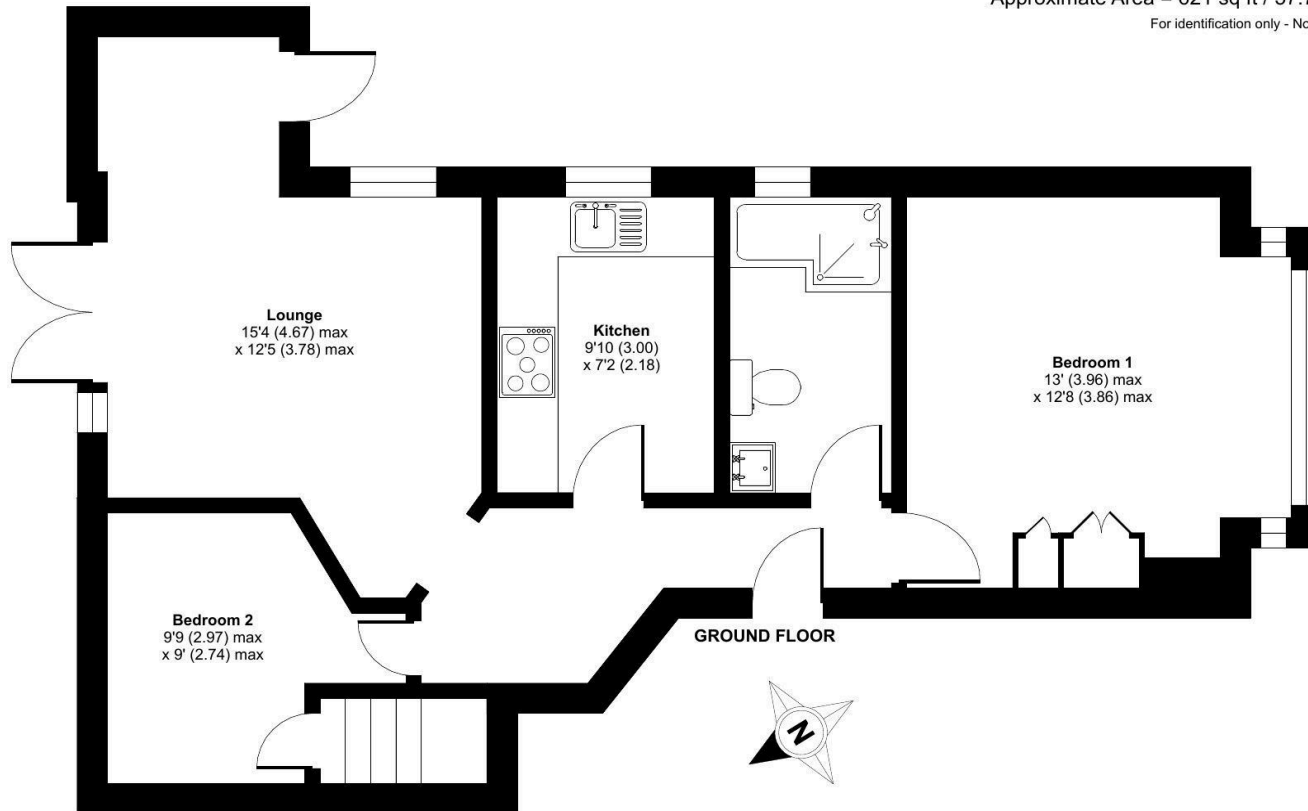
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Croham Road, South Croydon, CR2

Approximate Area = 621 sq ft / 57.7 sq m
For identification only - Not to scale



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.