

**FOR SALE**



**Lavington Road, Beddington**

**2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow**

**Asking Price Of £400,000**





In a sought-after residential area 'twixt Croydon and Wallington, tucked away in a peaceful cul-de-sac, this semi-detached bungalow presents a fantastic opportunity for those looking to create a home tailored to their own tastes. The property offers two bedrooms, a generous garden perfect for relaxing or entertaining, and off-road parking for two cars-a real asset in this popular suburban area.

- Semi-Detached Bungalow
- Two Bedrooms
- Updating Required
- Separate Kitchen
- Bathroom/WC with Shower
- Garden
- Off-Road Parking

Step inside to discover an easily managed layout, that would meet the needs of first time buyers, investors or downsizers alike. Now in need of updating, the accommodation affords an entrance hall, a reception room with doors onto the garden, a separate kitchen, two bedrooms and a bathroom/wc, with space for both a shower enclosure and a bath.

Less than half a mile from Waddon Station, this home makes commuting a breeze. The area benefits from regular bus services, ensuring swift travel across the local vicinity and beyond. Convenience is further enhanced by a selection of shops, restaurants, cafés, and takeaways close by, offering plenty of choice for dining and everyday essentials.

This is a wonderful chance to secure a property with potential in a popular location. Arrange a viewing today to fully appreciate the potential this home has to offer - limited only by your imagination. Call Martin & Co Croydon now!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

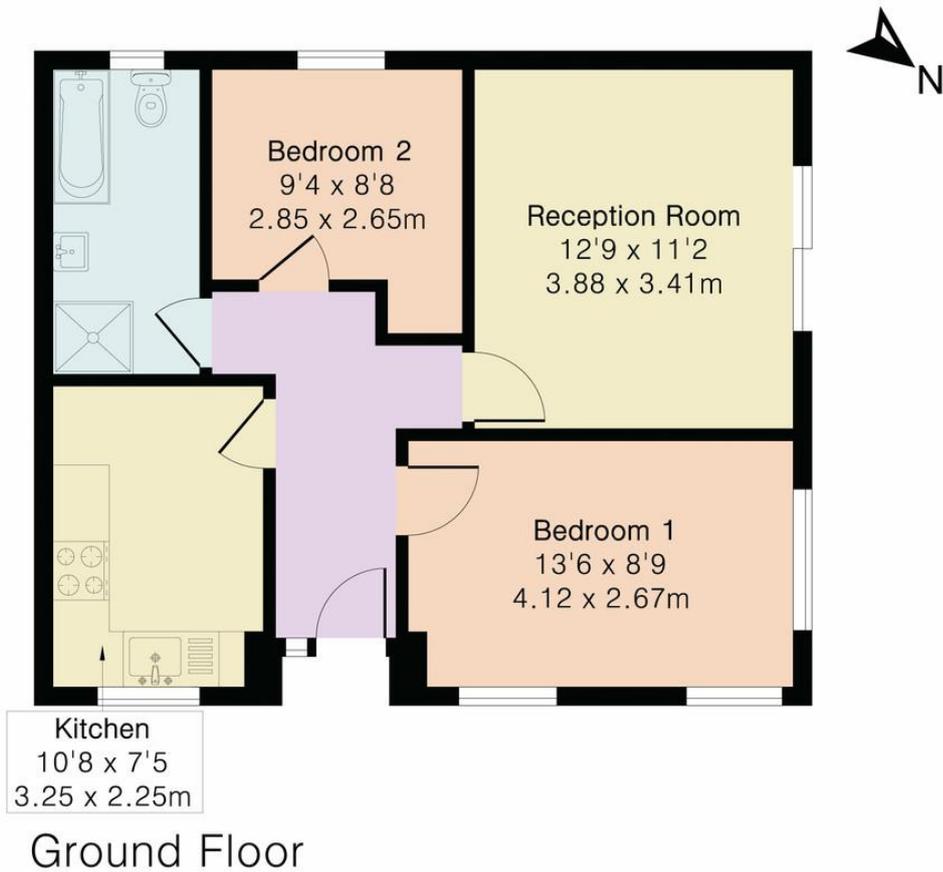
AGENTS NOTE: DUE TO THE CIRCUMSTANCES OF



THE SALE THIS PROPERTY MUST REMAIN ON THE MARKET UNTIL CONTRACTS ARE EXCHANGED.



## Approximate Gross Internal Area 560 sq ft - 52 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



### Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF  
T: 0208 688 8565 • E: [croydon@martinco.com](mailto:croydon@martinco.com)

**0208 688 8565**  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

