

FOR SALE



Windmill Road, Croydon

2 Bedrooms, 1 Bathroom, Ground Floor Flat

Asking Price Of £300,000

MARTIN&CO



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- Ground Floor Flat
- Private Rear Garden
- 2 Bedrooms
- Share of Freehold
- Large Open-Plan Living Space

This spacious two bedroom ground floor conversion flat, enjoying a popular residential location within easy reach of the town centre and a choice of stations, has sole use of the large rear garden and is also being sold with a share of the freehold.

The accommodation affords a 15' reception room which is open-plan to the kitchen/dining room, an inner hallway, a master bedroom with sliding patio doors to the rear garden, a good-sized second bedroom - also with door to the garden - and a bathroom/wc. Features to note include gas heating and double glazing.

Externally there is a small front garden with space for dustbins etc., whilst to the rear there is a large garden with patio, lawn, flower borders plus a generous raised bed at the bottom which would be ideal for those interested in growing their own vegetables or those wanting space for a home gym or office outbuilding. There is also a cupboard housing the boiler and a capacious storeroom.

For commuters West Croydon Station, with its mainline and London Overground services, is just a 10 minute walk away, East Croydon approximately 15 minutes distant. Selhurst Station is also approximately 15 minutes away, but falls into Zone 4 providing a considerable saving for some. There are regular bus services nearby and for convenience shopping there is a Tesco Express and a Lidl supermarket within a five minute walk. Car owners can park on Windmill Road or the surrounding area with a resident's permit from Croydon Council and visitors can pay and display.

Buyers with young children should also note that the property is close to Chestnut Park Primary School which achieved an 'Outstanding' Ofsted rating in 2018.

The property benefits from a very long lease and is





being sold with a share of the freehold.

Call Martin & Co Croydon now for an appointment to view!

REAR GARDEN: 73' x 20' 4" (22.25m x 6.2m) Including side return.

COMMUNAL ENTRANCE LOBBY:

RECEPTION ROOM: 15' 1" x 13' 4" (4.6m x 4.06m)

KITCHEN/DINING ROOM: 11' 11" x 10' 10" (3.63m x 3.3m)

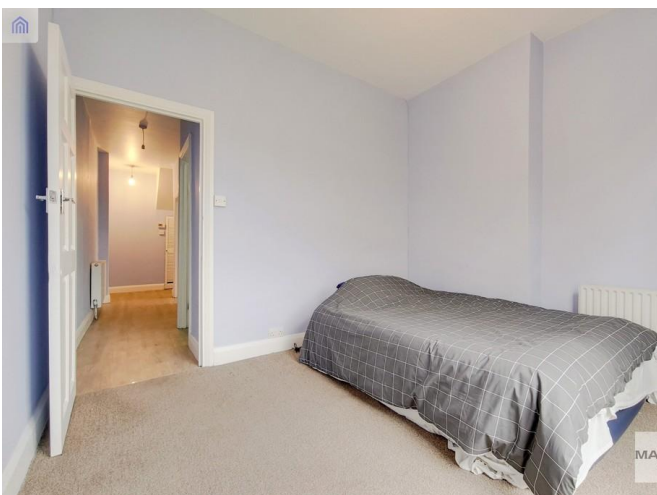
INNER HALLWAY: 0m x 0m)

BEDROOM 1: 11' 3" x 11' 1" (3.43m x 3.38m)

BEDROOM 2: 8' 11" x 7' 6" (2.72m x 2.29m)

BATHROOM/WC:

FRONT GARDEN:





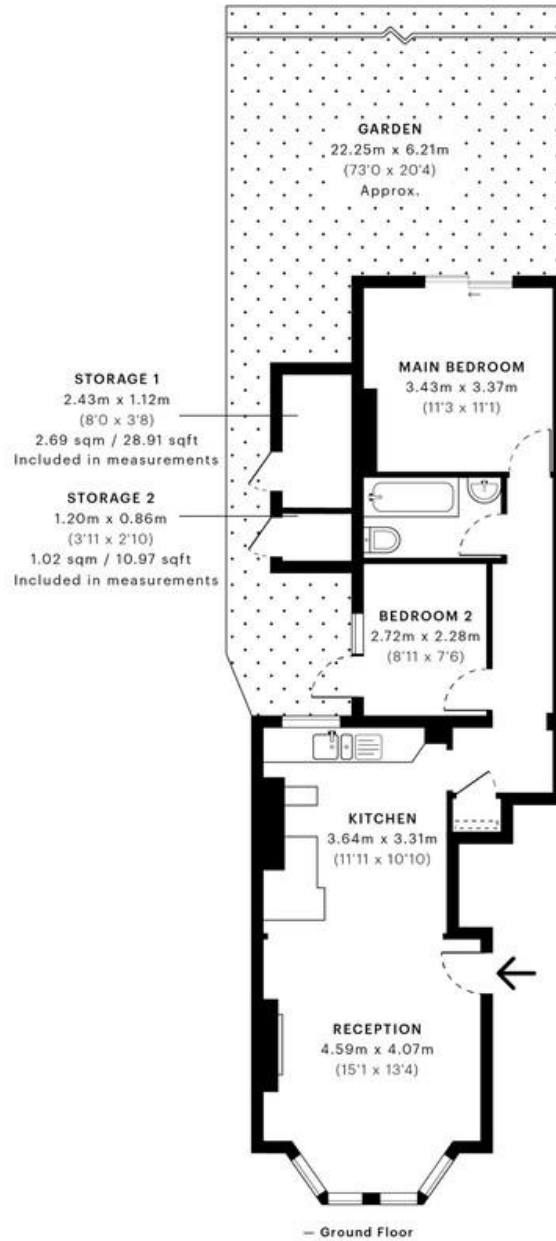
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