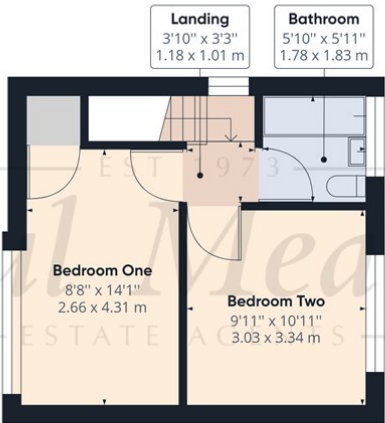


Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

612.97 ft²
56.95 m²

Reduced headroom

4.55 ft²
0.42 m²

(1) Excluding balconies and terrace:

Reduced headroom
(below 1.5m/4.92ft)

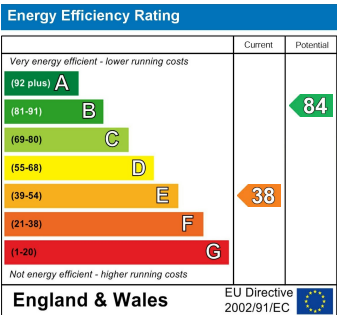
While every attempt has been made ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only

GIRAFFE360



Offers In Excess Of £325,000 Walsingham Road, Croydon, CR0 0HH

This is a perfect opportunity to acquire this two double bedroom semi detached family home which is conveniently located for frequent bus services to surrounding areas, New Addington parade and its variety of shops and amenities and open green space with play area. Internally the property does require updating but benefits from a fitted kitchen/diner, separate lounge, fitted bathroom, large rear garden, gas central heating and off street parking. This property would lend itself to extensions (STPP) so call now to avoid disappointment.



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



ENTRANCE HALL
LOUNGE
11'3" x 11'0" (3.43 x 3.35)
KITCHEN/DINER
7'7" x 15'10" (2.31 x 4.83)
LANDING
BEDROOM ONE
8'8" x 14'1" (2.64 x 4.29)
BEDROOM TWO
9'11" x 10'11" (3.02 x 3.33)
BATHROOM
GARDEN
OFF STREET PARKING

