



Approximate total area<sup>(1)</sup>  
 1026.32 ft<sup>2</sup>  
 95.35 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360



EST 1973  
**Paul Meakin** Guide Price £525,000 Lynne Close, South Croydon, CR2 8QA  
 ESTATE AGENTS



Do not miss this opportunity to acquire this rarely available two bedroom detached bungalow which is situated on a large corner plot within a cul de sac location.

The property benefits from an Everest refitted kitchen with fully integrated appliances, fitted bathroom with separate w/c, two good sized bedrooms, large living room with patio doors to rear garden, larger than average garage, front and rear gardens, gas central heating, Everest double glazed windows/doors, replacement gutters and UPVC soffits & fascia's. Off street parking.

There is scope for extending around the property and in loft (subject to relevant planning approval).

Although very presentable, the property would benefit from modernisation in some areas; this has been reflected in the asking price.

The current owners have resided in the property for over 30 years and have enjoyed the far reaching views over the Bird Sanctuary along with its quiet location. This property is conveniently located for bus services, local amenities, shops and schools. Call now to appreciate all of the benefits this CHAIN FREE property offer. Freehold/ Croydon Council tax band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TAX BAND: E

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

- Two bedroom detached bungalow
  - A cul de sac
  - **Entry** kitchen & fitted bathroom
  - Two good sized bedrooms
  - Large living room with patio doors
  - Front and rear gardens
  - Off street parking
  - Bus services, local amenities, shops & schools
  - CHAIN FREE
  - Crowdon Council tax band E
- Living Room**  
24'8 x 12'2 (7.52m x 3.71m)



**Kitchen**

10'1 x 12'4 (3.07m x 3.76m)

**Bedroom**

12'0 x 12'3 (3.66m x 3.73m)

**Bedroom**

9'2 x 9'2 (2.79m x 2.79m)

**Bathroom**

**Separate W.C**

**Garden**

**Garage**

22'10 x 14'6 (6.96m x 4.42m)

**Off Street Parking**

