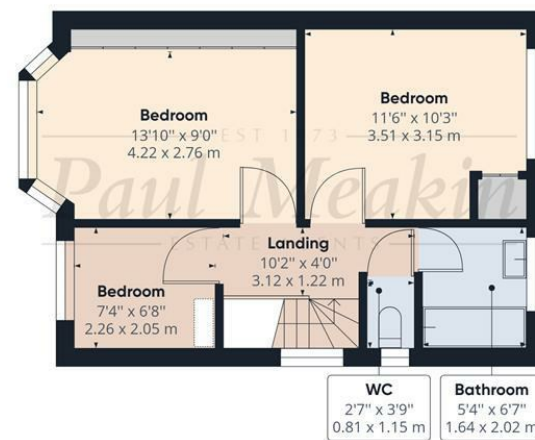


Ground Floor Building 1



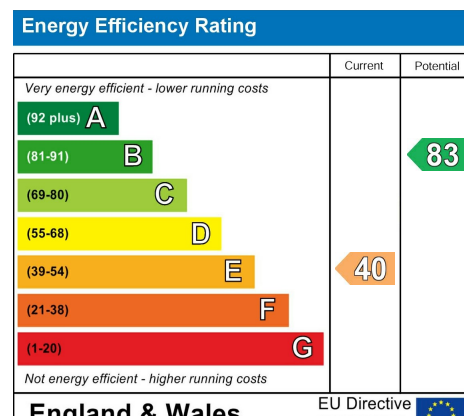
Floor 1 Building 1

EST 1973
Paul Meakin
ESTATE AGENTS

Approximate total area⁽¹⁾
988.78 ft²
91.86 m²



Ground Floor Building 2



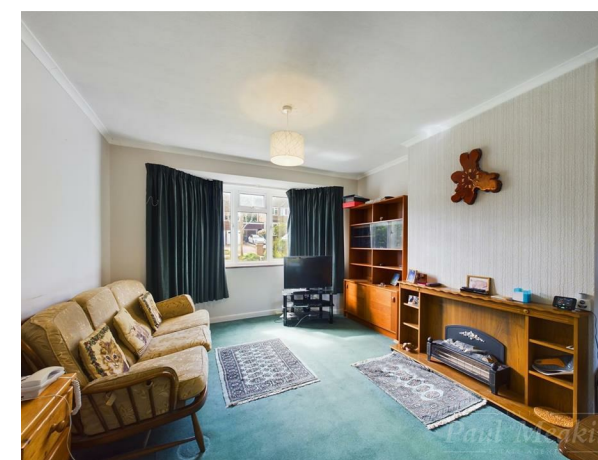
TAX BAND: E

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



EST 1973
Paul Meakin
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£525,000 Croham Valley Road, South Croydon, CR2 7RE



Welcomed to the market with no onward chain is this three bedroom semi detached family home which is situated on the popular Ballard's Farm development and is conveniently located for a variety of schools, transport links and amenities. Internally the property does require some updating and benefits from a fitted kitchen and bathroom, through lounge, the good sized bedrooms, private rear garden, single garage and off street parking. Call now to avoid disappointment. Freehold/ Croydon Council tax band E/ EPC E.

Hallway
12'2" x 5'7" (3.71 x 1.71)

Living Room
25'5" x 11'5" (7.77 x 3.50)

Kitchen
11'1" x 9'2" (3.39 x 2.81)

Landing
10'2" x 4'0" (3.12 x 1.22)

Bedroom
11'6" x 10'4" (3.51 x 3.15)

Bedroom
13'10" x 9'0" (4.22 x 2.76)

Bedroom
7'4" x 6'8" (2.26 x 2.05)

Bathroom
5'4" x 6'7" (1.64 x 2.02)

WC
2'7" x 3'9" (0.81 x 1.15)

Garage
19'3" x 8'7" (5.88 x 2.63)



VIEWING NOTES

