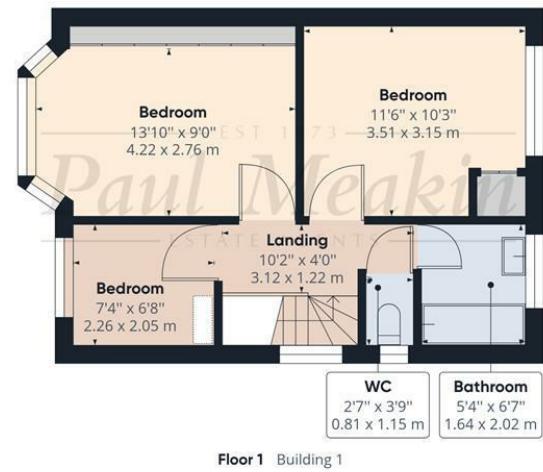




Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
988.78 ft<sup>2</sup>  
91.86 m<sup>2</sup>

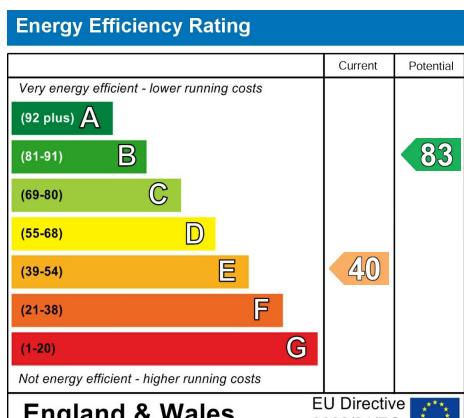
(1) Excluding balconies and terraces

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

GIRAFFE360



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 and 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



£525,000 Croham Valley Road, South Croydon, CR2 7RE



Welcome 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

