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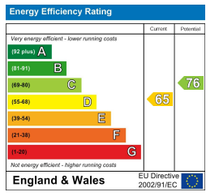

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Asking Price of £250,000 Swallowdale, South Croydon, CR2 8SJ

Offered to the market with no onward chain, this first-floor two-bedroom maisonette presents an excellent opportunity for first-time buyers, investors or those looking to create a home tailored to their own tastes. Requiring modernisation throughout, the property offers spacious accommodation including a generous reception room, fitted kitchen, bathroom and two well-proportioned bedrooms. Further benefits include loft storage, garage en bloc and a private rear garden, providing valuable outdoor space rarely found with properties of this type.

Swallowdale is a quiet cul-de-sac conveniently located close to a range of local amenities, schools and open green spaces. Excellent transport links are available via the frequent 64 and 433 bus routes, providing easy access to Croydon and its extensive rail connections into Central London and the South Coast. Nearby amenities include the shops, cafés and supermarkets of Selsdon High Street, while the National Trust Bird Sanctuary and Farleigh Common offer beautiful countryside walks. The area is also well served by a selection of highly regarded primary and secondary schools, with several mainline stations including Riddlesdown, Purley Oaks, Sanderstead and South Croydon within easy reach.

The property benefits from a long lease of approximately 133 years remaining and just £350 annual ground rent charge.

selsdon@paulmeakin.co.uk | 020 8651 1234 | www.paulmeakin.co.uk

- Chain free first-floor maisonette
- Two well-proportioned bedrooms
- Requires modernisation throughout
- Spacious reception room
- Fitted kitchen
- Private rear garden
- Loft storage space
- Ideal first-time buyer or investment purchase
- Quiet cul-de-sac location
- Close to Selsdon high street

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