

Hallway

Bedroom

11 x 9'10" (3.35m x 3.00m)

Bedroom

12'10" x 10' (3.91m x 3.05m)

Kitchen

9'10" x 7'6" (3.00m x 2.29m)

Bathroom

Living area

19'9" x 11' (6.02m x 3.35m)

Sunroom

13'8" x 8' (4.17m x 2.44m)

Storage shed

15' x 7'11" (4.57m x 2.41m)

Garage

19'11" x 8'11" (6.07m x 2.72m)

Garden

Driveway



EST 1973
Paul Meakin
ESTATE AGENTS

£475,000 Croham Valley Road, South Croydon, CR2 7RD

- Semi- detached bungalow
- Large living area
- Refitted kitchen
- Large secluded garden backing woodland
- Driveway
- Two double bedrooms
- Conservatory
- Refitted bathroom
- Garage
- Viewing Advised

Nestled in the desirable area of Croham Valley Road, South Croydon, this charming two-bedroom semi detached bungalow offers a perfect blend of comfort and potential. The property boasts a bright and spacious living reception area, ideal for relaxation and entertaining. A delightful conservatory extends the living space, providing a serene spot to enjoy the views of the beautiful garden that backs onto tranquil woodland.



The bungalow features two generously sized double bedrooms, ensuring ample space for rest and privacy. The refitted kitchen is both modern and functional, making meal preparation a pleasure. Additionally, the fitted bathroom is designed for convenience and comfort.



Outside, the property is complemented by a large driveway that provides ample off-street parking, along with a garage for extra storage or parking needs. There is also significant scope to extend the property, subject to planning permission, allowing you to tailor the home to your specific desires.

This well-presented bungalow is not only a lovely home but also a fantastic opportunity for those looking to invest in a property with potential. We highly

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TAX BAND: £

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



