



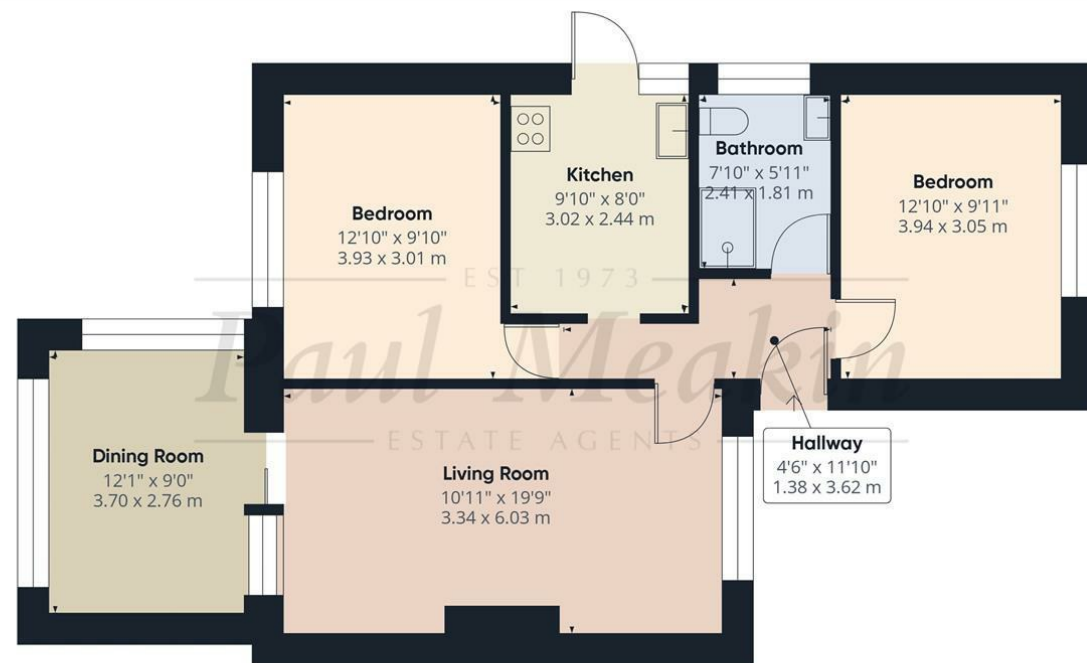
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Paul Meakin

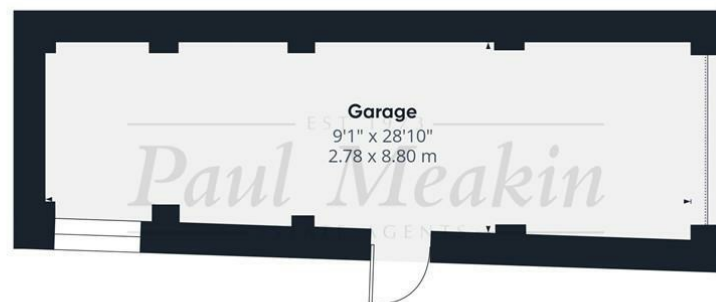
ESTATE AGENTS

£575,000

Croham Valley Road, South Croydon, CR2 7RB



Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1028 ft²
95.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Entrance Hall	Dining Room	Shower Room
Kitchen	12'1 x 9'0 (3.68m x 2.74m)	Garden
9'10 x 8'0 (3.00m x 2.44m)	Bedroom One	Garage
Living Room	12'10 x 9'11 (3.91m x 3.02m)	9'1 x 28'10 (2.77m x 8.79m)
10'11x 19'9 (3.33mx 6.02m)	Bedroom Two	Off Street Parking
	12'10 x 9'10 (3.91m x 3.00m)	

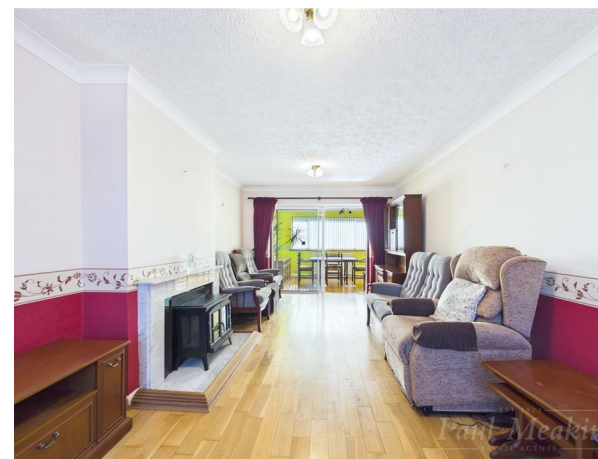
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



Situated on the popular Ballards Farm development on Croham Valley Road in South Croydon, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed by a large reception room that flows seamlessly into a dining room extension, creating an inviting space for entertaining guests and enjoying the view of the garden. The fitted kitchen is functional, providing ample storage and workspace for culinary enthusiasts. Additionally, the property boasts a refitted stylish shower room, ensuring that comfort and privacy are prioritised.



One of the standout features of this bungalow is the large private rear garden, a perfect oasis for outdoor relaxation, gardening, or hosting summer barbecues. The tandem garage measuring 9'1 x 28'10, offers valuable off-street parking and provides extra storage space for your convenience.

This property is not only a lovely home but also benefits from its prime location, with local amenities, schools, and transport links within easy reach. Whether you are looking to settle down or invest, this semi-detached bungalow on Croham Valley Road presents an excellent opportunity. Do not miss the chance to make this charming property your own.

