



EST 1973  
**Paul Meakin** £575,000 Croham Valley Road, South Croydon, CR2 7RB  
 ESTATE AGENTS



Approximate total area<sup>(1)</sup>  
 1028 ft<sup>2</sup>  
 95.6 m<sup>2</sup>

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

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



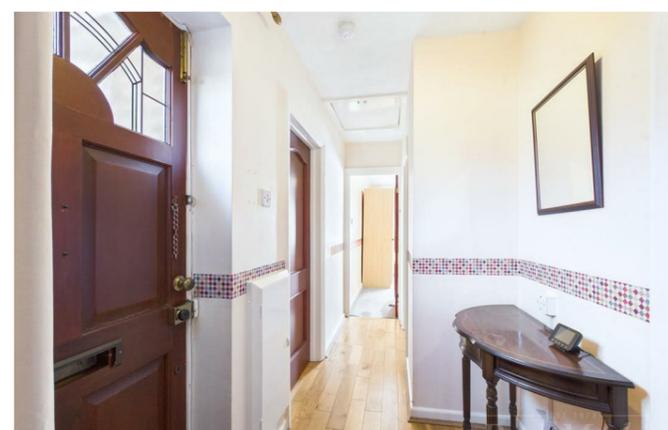
Situated on the popular Ballards Farm development on Croham Valley Road in South Croydon, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

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.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

