



EST 1973

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ESTATE AGENTS

Guide Price £500,000

Limpsfield Road, South Croydon, CR2 9LJ



This charming 1930s two bedroom end of terrace home offers well presented and versatile accommodation, complemented by a beautifully landscaped rear garden, detached garage and off street parking.

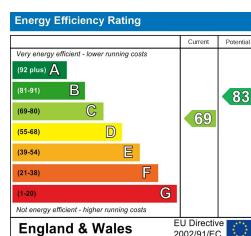
The ground floor features two welcoming reception rooms, providing flexible spaces for both relaxing and entertaining. The open plan kitchen and dining area forms the heart of the home, offering an ideal setting for everyday living and family gatherings, while a convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, there are two well proportioned bedrooms, both benefiting from access to a stylishly refitted Jack and Jill bathroom.

Outside, the beautifully landscaped rear garden provides an attractive and peaceful space for outdoor dining, entertaining or simply relaxing. A detached garage to the rear offers useful storage or workshop potential, while off street parking to the front adds further convenience.

Ideally positioned within easy reach of local shops, amenities and excellent transport links, the property also benefits from access to a selection of well regarded primary and secondary schools.

Combining character, practical living space and a convenient location, this delightful home presents an excellent opportunity for first time buyers, young families or those looking to downsize. Early viewing is highly recommended.



Hallway 7'7 x 6'9 (2.31m x 2.06m)	Study 9'9 x 7'7 (2.97m x 2.31m)	Bathroom 8'3 x 5'2 (2.51m x 1.57m)
Kitchen 9'7 x 7'4 (2.92m x 2.24m)	Landing	Garden
Dining Area 16'11 x 12'5 (5.16m x 3.78m)	Bedroom 13'10 x 13'10 (4.22m x 4.22m)	Driveway
Living Room 13'6 x 11'7 (4.11m x 3.53m)	Bedroom 13'10 x 10'9 (4.22m x 3.28m)	Garage 16'4" x 14'8" (5 x 4.48)

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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

- End of Terrace
- Two double bedrooms
- Open Plan Kitchen/Dining Area
- Refitted Jack and Jill Bathroom
- Convenient Downstairs Cloakroom
- Beautifully Landscaped Rear Garden
- Off Street Parking to Front
- Detached garage rear access
- Convenient Location for Schools & Transport

