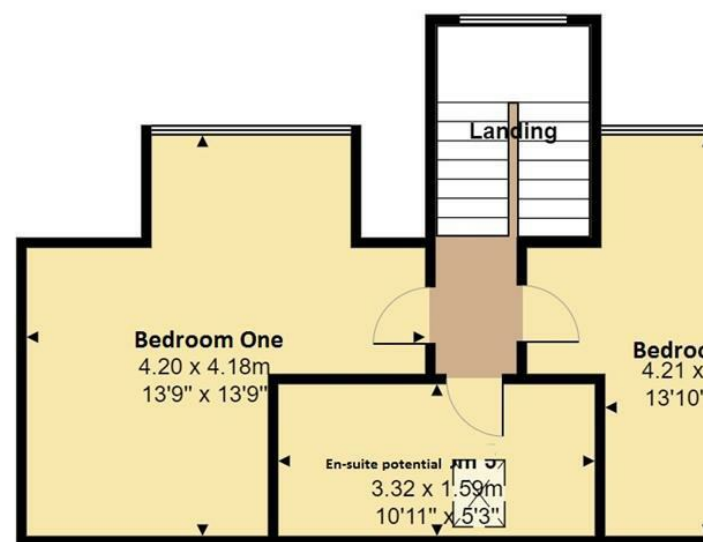




**Drovers Court, South Croydon, CR2**

Total Floor Area: 94.3 m<sup>2</sup> ... 1015 ft<sup>2</sup>



**Guide Price £325,000** Drovers Road, South Croydon, CR2 6PR

- Three double bedrooms
- Refitted Kitchen
- Chain Free
- Two separate reception rooms
- Close to South Croydon station
- Another Property Entrusted To Paul Meakin

A Chain Free three double bedroom split level property which would be perfect for investors or first time buyers. Set in a quiet cul-de-sac in South Croydon where everything is within easy reach - shops, restaurants, cafes and the mainline train station giving you access in to central London in under 25 minutes. The property is bright and spacious and being split level you get the feeling of being in a house rather than a flat. The kitchen has been refitted, offers a refitted shower room, two separate reception rooms and has the potential to create walk in wardrobe / en-suite to the bedrooms to the first floor. Your earliest viewing is advised to appreciate location and size of the property,

Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

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



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



COMMUNAL HALL  
ENTRANCE HALL  
KITCHEN  
SHOWER ROOM  
CLOAKROOM  
LOUNGE  
DINING ROOM  
BEDROOM THREE  
LANDING  
BEDROOM ONE  
BEDROOM TWO  
WALK IN STORAGE ROOM

