



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



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# Junction Road, South Croydon

£220,000



NO ONWARD CHAIN! Hunters are proud to present this well appointed 463 sq. ft. flat WITH GARAGE on Junction Road, offering a perfect balance of style, comfort, and convenience.

Step inside to a generous reception room offering an inviting space for both relaxation and entertaining. The well-proportioned double bedroom offers a calm and restful retreat, while the sleek, modern kitchen is fitted with contemporary units and appliances, making it ideal for everyday cooking or hosting with ease.

Positioned in the heart of vibrant South Croydon, residents will enjoy a thriving community atmosphere, with cafés, restaurants, and local shops just moments away. Excellent transport links ensure swift access into Central London and beyond, making this an excellent choice for commuters.

With its attractive presentation, superb location, and the advantage of no onward chain, this flat represents an outstanding opportunity for those looking to secure a stylish home in a prime setting.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.



## KEY FEATURES

- NO ONWARD CHAIN
- EXCELLENT TRANSPORT LINKS
  - GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- MODERN KITCHEN
- EXCELLENT STORAGE
- SPACIOUS LOUNGE







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
		76	77		
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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