Cherry Hill Gardens, Croydon, CR0

Offers In Excess Of £500,000

FOR SALE

Gray's
RESIDENTIAL

- Four / Five Bedroom Family Home
- Located On A Quiet Cul-De-Sac
- Minutes walk from Waddon Station
- Easy Access To A Wide Range Of Local Amenities
- Potential Opportunity to Extend (STPP)
- Off Street Parking
- A Number Of Outstanding Schools Close By
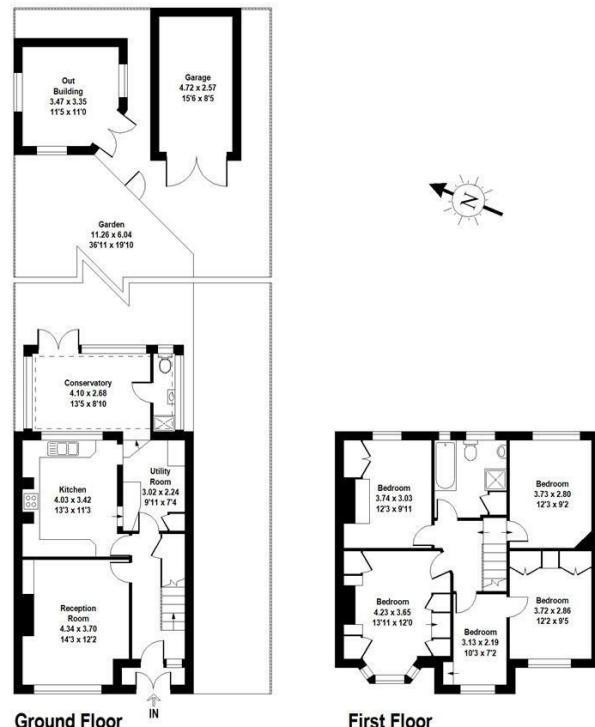- Offered To The Market Chain Free

Gray's Residential are pleased to offer to the market this spacious four/five double-bedroom family home, located on a quiet cul-de-sac in Waddon

This superb property is situated just minutes walk from Waddon Station (Zone 5, 25 minutes into London Bridge) and is within close proximity to a number of outstanding local schools such as Wilson's School.

The property is also fortunate enough to have easy access to a wide range of shops, restaurants and beautiful green open spaces.

Comprises on the ground floor, front reception room, kitchen, utility room, a light and air conservatory leading onto a private rear garden and shower room.

On the upper floor. four / five bedrooms, and bathroom suite with shower.

Further benefits include, secure brick built store room/shed to rear, along with huge potential to extend into the loft and out to the rear (STPP), creating a great opportunity to add value and modernise this brilliant property.

Offed to the market chain free

Ground Floor

Out Building
3.47 x 3.35
11'5 x 11'0

Garage
4.72 x 2.57
15'6 x 8'5

Garden
11.26 x 6.04
36'11 x 19'10

Conservatory
4.10 x 2.68
13'5 x 8'10

Kitchen
4.03 x 3.42
13'3 x 11'3

Utility Room
3.02 x 2.24
9'11 x 7'4

Reception Room
4.34 x 3.70
14'3 x 12'2

IN

First Floor

Bedroom
3.74 x 3.03
12'3 x 9'11

Bedroom
3.73 x 2.80
12'3 x 9'2

Bedroom
4.23 x 3.65
13'11 x 12'0

Bedroom
3.72 x 2.86
12'2 x 9'5

Bedroom
3.13 x 2.19
10'3 x 7'2

7 Cherry Hill Gardens,
Waddon, Croydon, CR0 4QL
Total Internal Area = 1411 sq ft / 131.1 sqm
Total External Area = 247 sq ft / 22.9 sqm
For identification only - Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis statement. This plans is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.